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# Elliott Rise, *Ascot*

OSBORNE HEATH



## A three/four bedroom semi-detached family home in a cul-de-sac with a driveway.

Downstairs there is a large living room and dining room, kitchen with underfloor heating, bedroom/Study room and a downstairs WC.

Upstairs there is a main bedroom with built in wardrobes, two further bedrooms and family bathroom.

Outside there is a driveway and a rear garden with lit decking and a south east facing lawn.

Elliott Rise is a small cul-de-sac off Prince Andrew Way. The nearest train station is Ascot where services run to London Waterloo, Reading and Guildford. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport. Local places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Wentworth Club and Windsor Great Park. Nearby schools include Ascot Heath, Charters, Cheapside, LVS, Papplewick and St. Francis.

EPC rating D.Council Tax band D. Deposit £2,307. Holding Deposit £461.

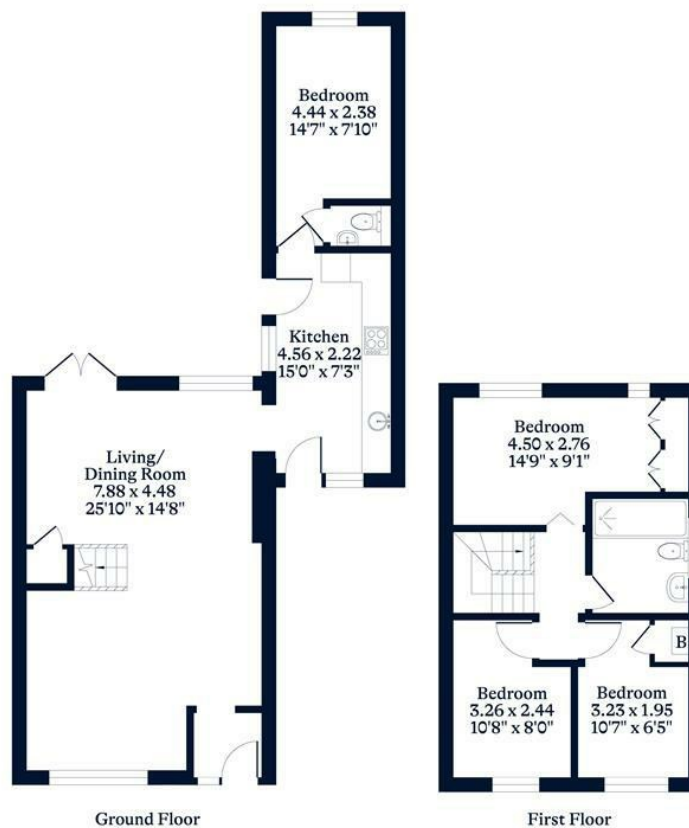




**APPROXIMATE FLOOR AREA**  
House - 99.69 sq m - 1073 sq ft  
(Gross Internal Area)



**NOT TO SCALE**  
This plan is for illustration purposes only



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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