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Blackmoor Wood, *Ascot*

OSBORNE HEATH

A two double bedroom semi-detached bungalow with a driveway, garage and a large south east facing garden.

This bungalow has two double bedrooms with built-in wardrobes in both rooms, one of which is currently used as a study, a living room with a feature fireplace, bathroom with underfloor heating, modern kitchen with a central island, and a conservatory with dining space and doors leading out to the garden.

Outside the property has a driveway, garage and a large south east facing garden which is accessed via a decked area that flows from the conservatory of the home.

Nearby schools include Ascot Heath, Charters, Heathfield, LVS, Papplewick and St. Francis. The nearest train station is Ascot where services run to London, Reading and Guildford. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport. Nearby places of interest include Ascot Racecourse, The Berkshire Golf Club, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Swinley Forest, Wentworth Club, Windsor Castle and Windsor Great Park.

EPC rating D. Council Tax band D.





APPROXIMATE FLOOR AREA

House - 79.16 sq m - 852 sq ft

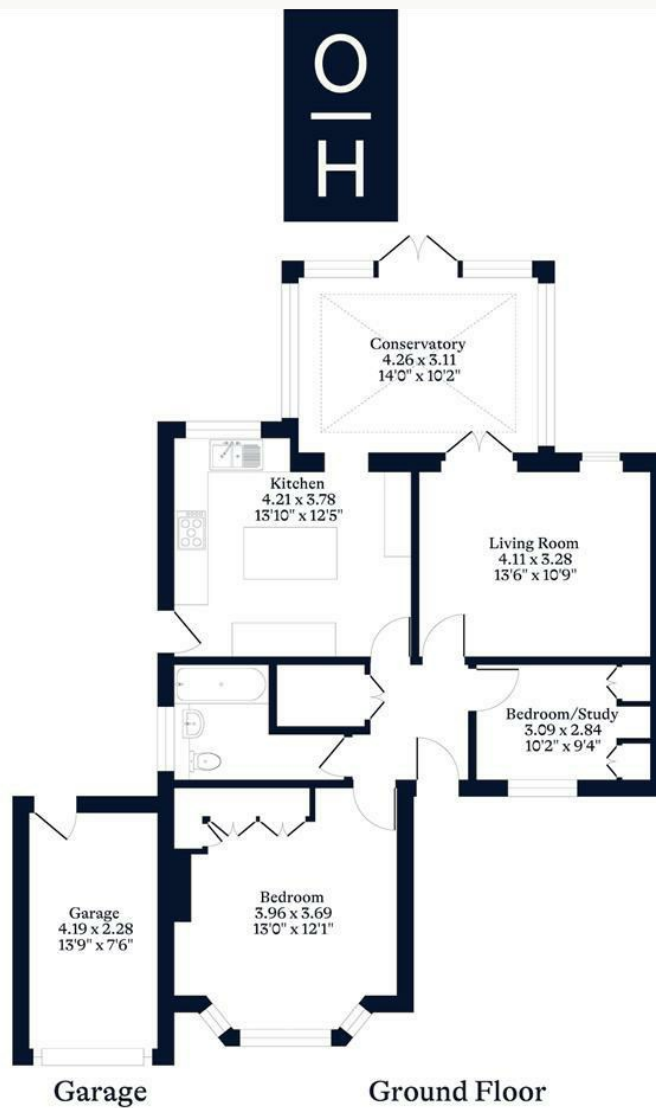
Garage - 9.55 sq m - 103 sq ft

Total - 88.71 sq m - 955 sq ft

(Gross Internal Area)

NOT TO SCALE

This plan is for illustration purposes only

**OSBORNEHEATH.CO.UK**

This floor plan has been created by Property Shoot Ltd following the RICS code of measuring and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. Details shown on this floorplan, including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon.

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