

 2  1  1



# Porchester, *Ascot*

OSBORNE HEATH



# A two double bedroom house with a garage in a cul-de-sac close to Ascot train station.

Downstairs there is a recently modernised kitchen and a living room leading out to the garden.

Upstairs there are two double bedrooms with built-in wardrobes from one of the bedrooms and a modern bathroom.

Outside there is a garden which has just been landscaped, and a garage.

Porchester is a small cul-de-sac close to Ascot train station which has services running to London, Reading and Guildford. The local primary schools are South Ascot Village and St. Francis and the house is within Charters catchment area. Nearby places of interest include Ascot Racecourse, Coworth Park, Legoland, The Lexicon, Wentworth Club, Windsor Castle and Windsor Great Park. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C. Council Tax band D. Maintenance charge: £300pa circa





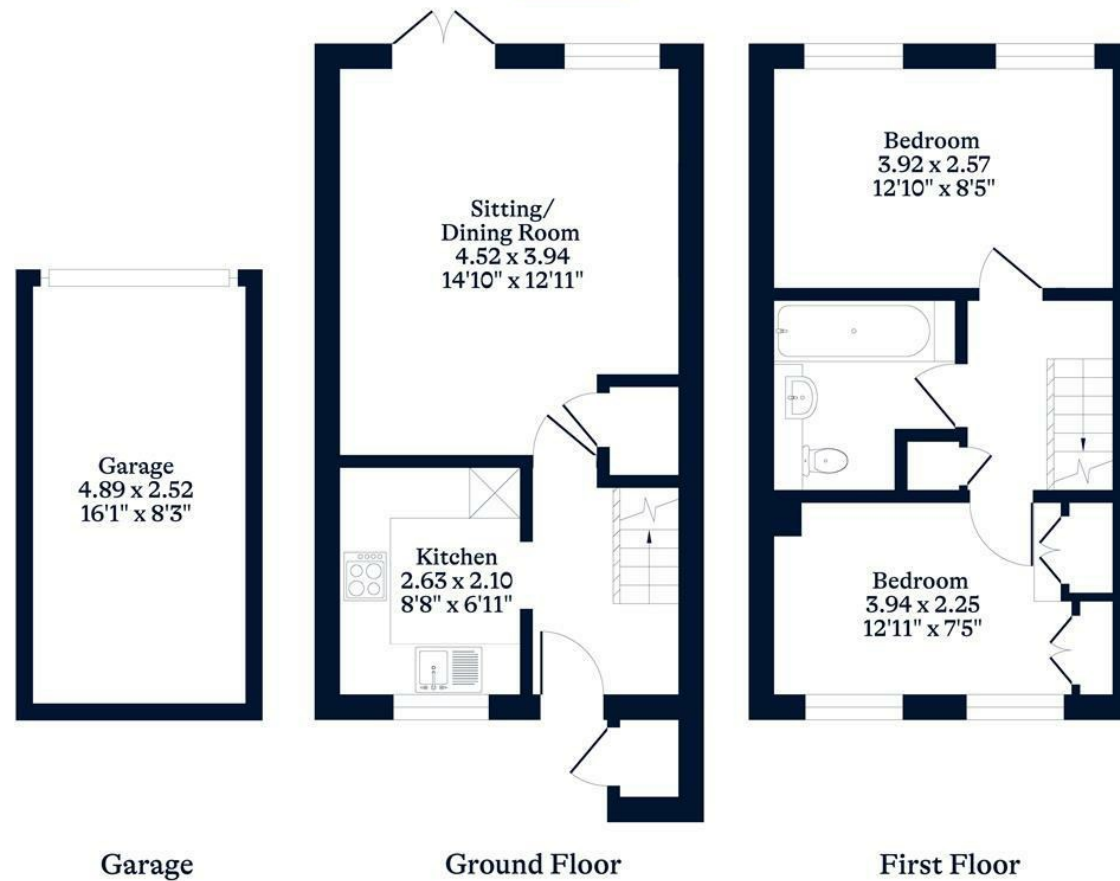


**APPROXIMATE FLOOR AREA**

House - 60.68 sq m - 653 sq ft  
Garage - 12.30 sq m - 132 sq ft  
Total - 72.98 sq m - 785 sq ft  
(Gross Internal Area)

**NOT TO SCALE**

This plan is for illustration purposes only



[OSBORNEHEATH.CO.UK](http://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.

©PROPERTYSHOOT