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Wentworth Avenue, *Ascot*

OSBORNE HEATH

A three/four bedroom, semi-detached property with a south facing garden, driveway parking and potential to extend subject to planning permission.

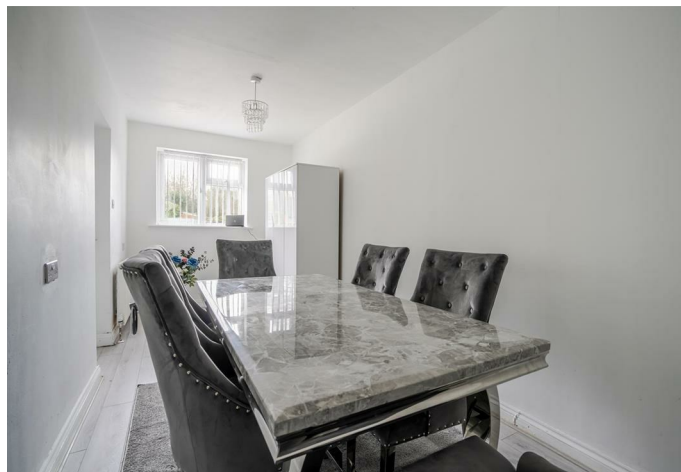
Downstairs there is a living room with working fireplace, modern kitchen with dining area, dining room/fourth bedroom and a conservatory which is used as a gym.

Upstairs there are three bedrooms and a family bathroom.

To the front of the property there is driveway parking for multiple vehicles and side access to the rear south facing garden. There is also potential to extend subject to planning permission.

Wentworth Avenue is close to Ascot Racecourse and Ascot Heath Infant & Primary School. Other nearby schools include Charters, Cheapside, Cranbourne and LVS. 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. Other than Ascot Racecourse other local places of interest include Coworth Park, Legoland, The Lexicon, Wentworth Club, Windsor Castle and Windsor Great Park.

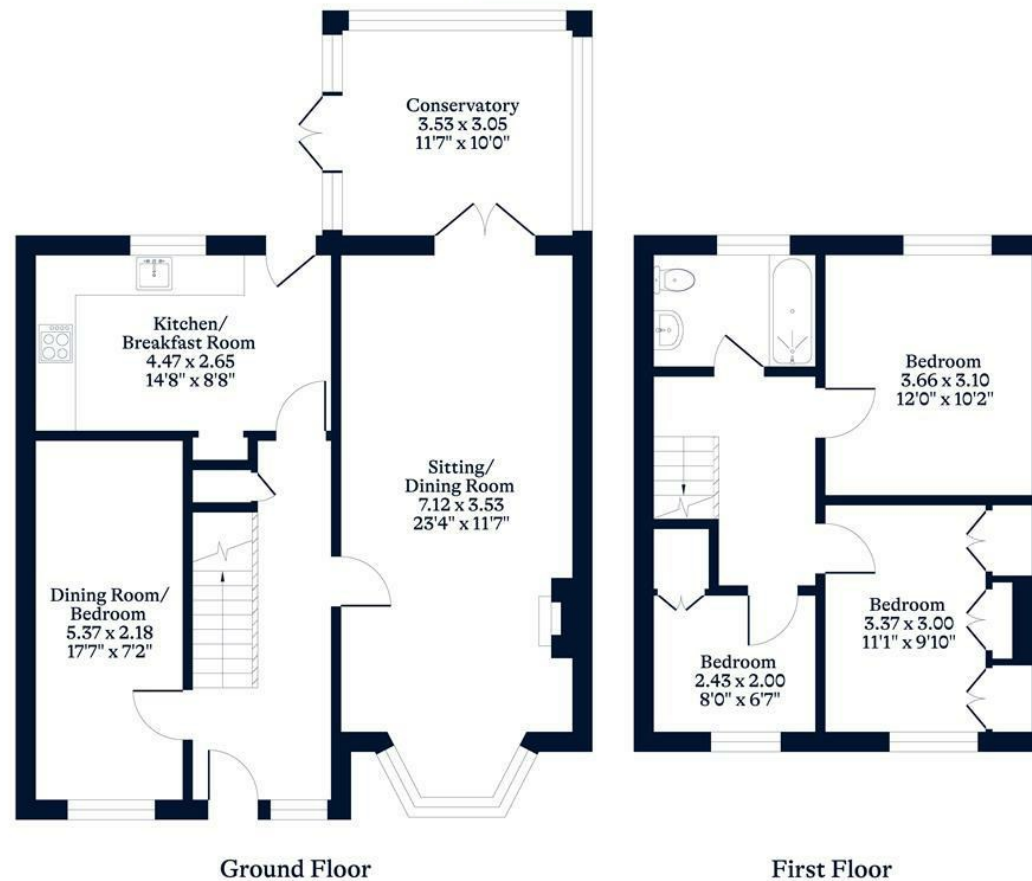
EPC rating C. Council Tax band E.





APPROXIMATE FLOOR AREA
House - 116.60 sq m - 1255 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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