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Oaklands Drive, *Ascot*

OSBORNE HEATH

A four bedroom, two bathroom detached family home in a cul-de-sac with a driveway and double garage.

Downstairs there is a modern kitchen with central island, living and dining areas plus patio doors out to the garden, formal living room, study, utility room and downstairs WC.

On the first floor is the principal bedroom with en suite, three further bedrooms and a family bathroom.

Outside the property has driveway, double garage and side access leading to a large rear garden.

Oaklands Drive is a cul-de-sac of large houses off Kennel Ride, close to Ascot Racecourse. Nearby schools include Ascot Heath, Charters, Cheapside, Heathfield, Lambrook, 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. Other than Ascot Racecourse, local places of interest include The Berkshire Golf Club, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park.

EPC rating D. Council Tax band G. Lease Length 12-36 months. Deposit £4,615. Holding Deposit £923.





APPROXIMATE FLOOR AREA

House - 175.07 sq m - 1884 sq ft
Garage - 23.10 sq m - 249 sq ft
Total - 198.17 sq m - 2133 sq ft
(Gross Internal Area)



NOT TO SCALE
This plan is for illustration purposes only



Ground Floor

Garage



First Floor

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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