

OH



The Limes, Warfield
Guide Price £1,250,000

OSBORNE HEATH



The main room of the house is the kitchen with feature central island, living and dining areas and bi-folding doors out to the garden. The ground floor also has underfloor heating, a formal living room, utility room, downstairs WC and access to the garage.

Upstairs is the principal bedroom with a walk-in wardrobe and a en suite, guest room with built-in wardrobes and a en suite, two double bedrooms and a family bathroom.

The rear garden has great entertaining space including a veranda, barbecue area and a lawn. To the front of the house there is driveway parking and further visitor parking within the development.

The Limes is a small cul-de-sac and a private road, backing onto Westmoreland Park in the Hayley Green area of Warfield. Local schools include Garth Hill, Holly Spring, Lambrook, LVS, Ranelagh, St Josephs, Warfield and Whitegrove. The nearest train stations are Bracknell and Martins Heron where services run to London, Reading and Guildford via Ascot. By road Warfield convenient for the M3, M4, M25 and Heathrow Airport. Nearby places of interest include Ascot Racecourse, Coworth Park, Legoland, The Lexicon, Wentworth Club, Windsor Castle and Windsor Great Park.

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Warfield

- Four Double Bedrooms
- Two Receptions
- Three Bathrooms
- Detached
- Garage
- Underfloor Heating
- Driveway
- Cul-De-Sac
- Private Road
- Modern Home

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

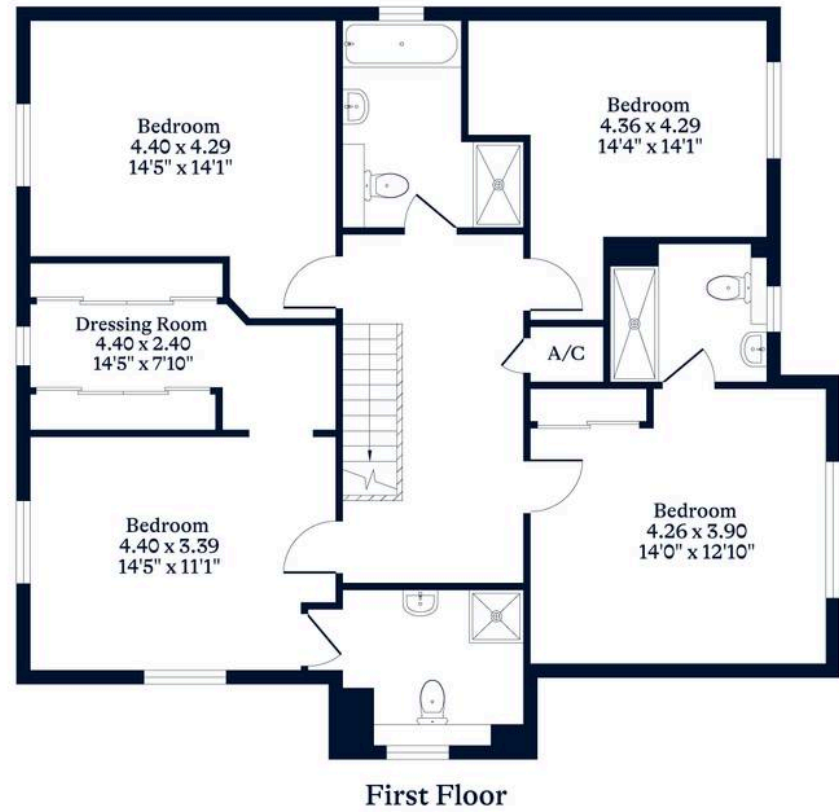
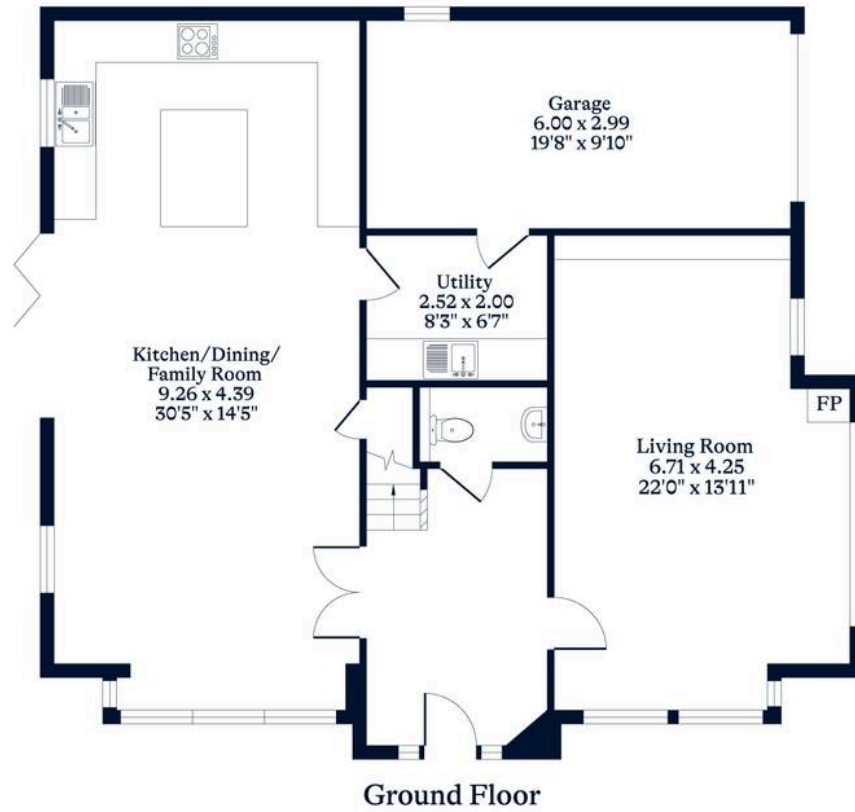
EPC Environmental Impact Rating: B



APPROXIMATE FLOOR AREA
House - 196.06 sq m - 2110 sq ft
Garage - 17.94 sq m - 193 sq ft
Total - 214.00 sq m - 2303 sq ft
(Gross Internal Area)



NOT TO SCALE
This plan is for illustration purposes only



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