



OH

Porchester, Ascot
Guide Price £450,000

OSBORNE HEATH



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

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

Outside there is a west facing garden with side access, 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.

Porchester

Ascot

- Two Double Bedrooms
- Modern Kitchen
- Modern Bathroom
- West Facing Garden
- Side Access
- Garage
- Cul-De-Sac
- Close To Station

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



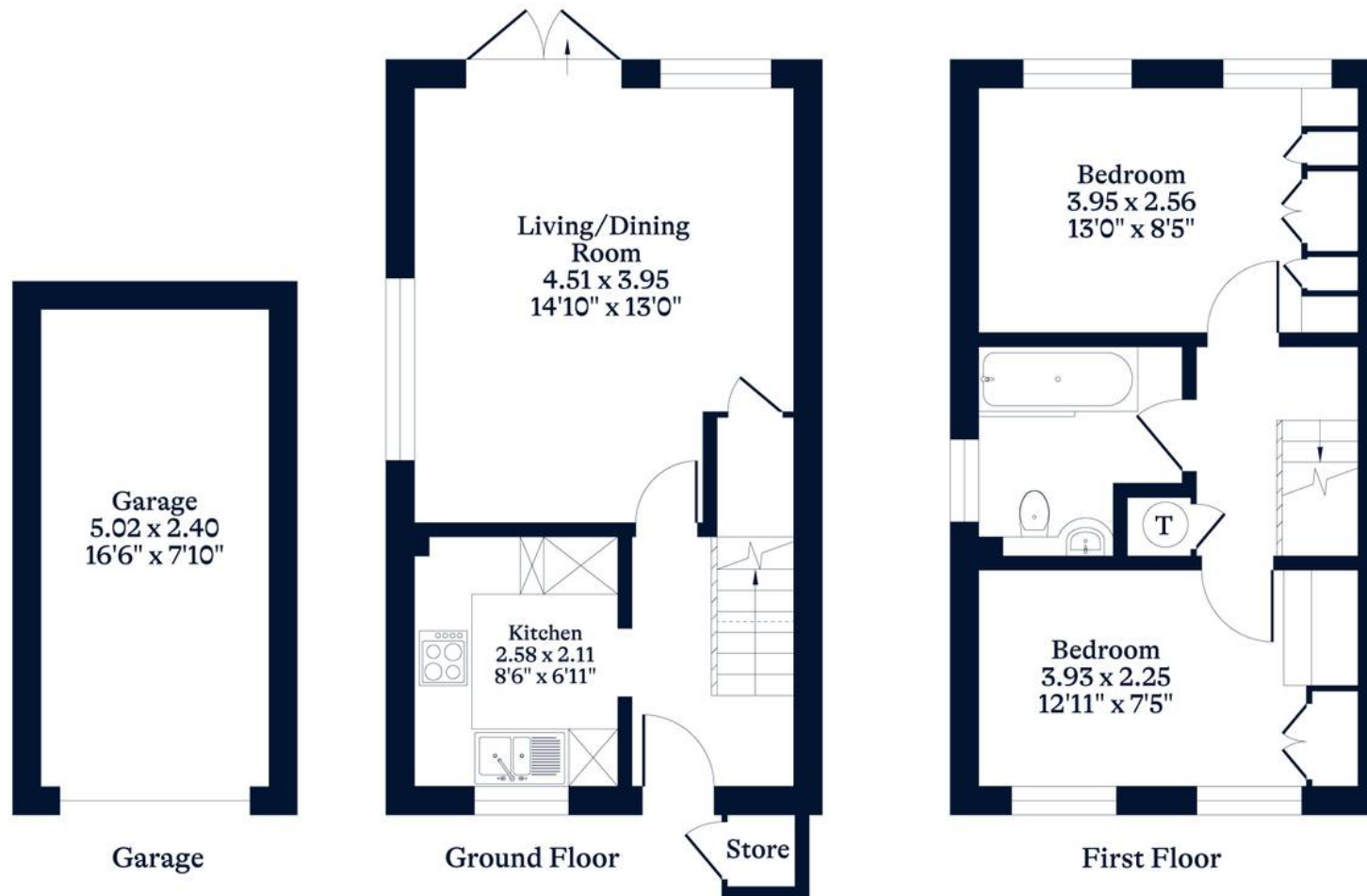
APPROXIMATE FLOOR AREA

House - 58.60 sq m - 631 sq ft
Store - 0.50 sq m - 5 sq ft
Garage - 12.04 sq m - 129 sq ft
Total - 71.14 sq m - 765 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.