

 5  3  3



Kier Park, *Ascot*

OSBORNE HEATH

A five bedroom detached family home, on a large plot with a driveway and double garage, in a sought after cul-de-sac within walking distance to Ascot racecourse and high street.

On the ground floor is the living room, dining room, kitchen, utility room, fifth bedroom which can also be used as a study, and a WC.

The upper ground floor is the principal bedroom with built-in wardrobes and an en suite, two further bedrooms with built-in wardrobes, and a family bathroom

On the lower ground floor is a family room, bedroom, shower room and internal access to the double garage. This floor has its own side access so it can also be used as a self-contained annex.

Outside there is a large driveway for multiple vehicles and side access to a large rear garden.

Kier Park is a prestigious cul-de-sac close to Ascot high street and racecourse. Other nearby places of interest include The Berkshire Golf Club, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Virginia Water Lake, Wentworth Club, Windsor Castle and Windsor Great Park. Nearby popular schools include Charters, Cheapside, Lambrook, LVS, The Marist, Papplewick, St Francis, St George's and St Mary's. The nearest train station is Ascot where trains run to London, Reading and Guildford. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating E. Council Tax band H.





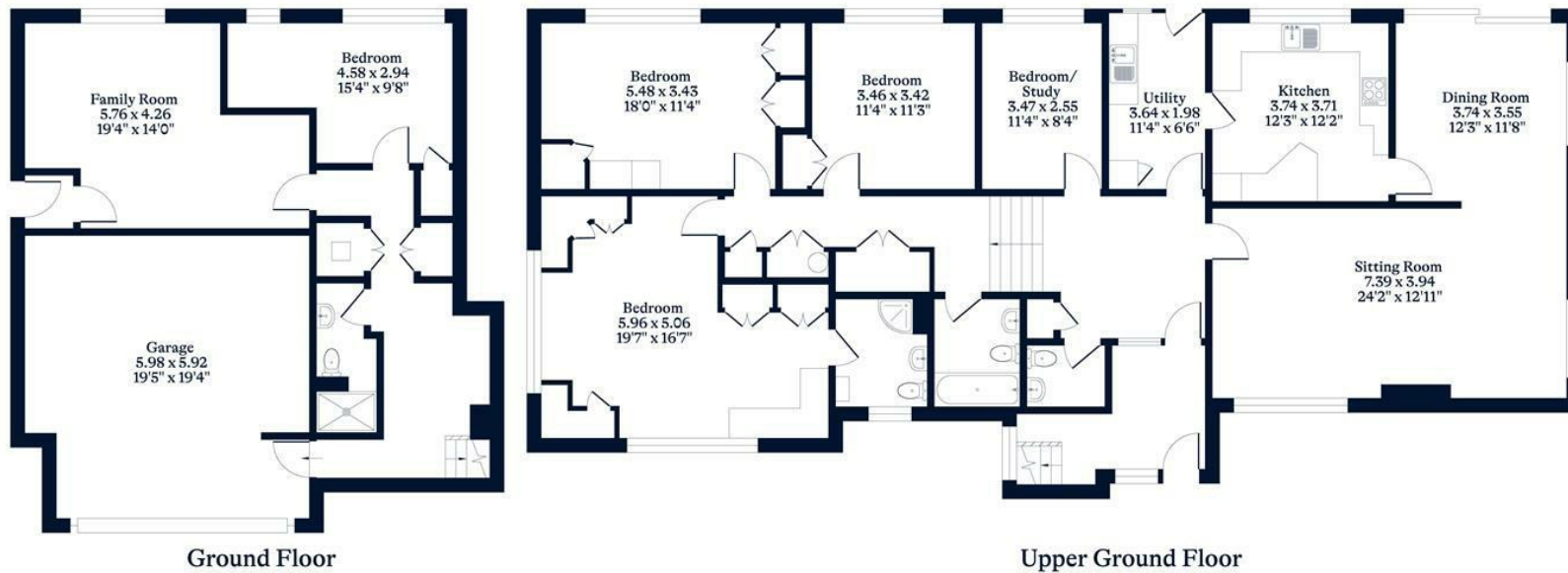
APPROXIMATE FLOOR AREA

House - 232.00 sq m - 2500 sq ft
Garage - 34.00 sq m - 363 sq ft
Total - 266.00 sq m - 2863 sq ft
(Gross Internal Area)

O
H

NOT TO SCALE

This plan is for illustration purposes only



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.

OSBORNEHEATH.CO.UK