



THO

Priory Road, Ascot  
Guide Price £475,000

OSBORNE HEATH



On the ground floor is a dining room, living room, modern kitchen with a utility room in the store area.

The first floor has a principal bedroom, modern four piece bathroom and a further bedroom.

On the second floor is a loft room.

Outside the property has a garage to the rear of the property with parking.

Rosemount, Priory Road is in the village of Chavey Down, Ascot. Nearby are a number of Ofsted outstanding schools including Ascot Heath Infant School, St Joseph's Primary School and Ranelagh Secondary School. The nearest train stations are Ascot and Martins Heron where services run to London, Reading and Guildford. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport. Nearby points of interest include Ascot Racecourse, Coworth Park, Legoland, Wentworth Club, Windsor Castle and Windsor Great Park.

# Priory Road

Ascot

- Two Bedrooms
- Two Receptions
- Modern Kitchen
- Modern Bathroom
- Utility Room
- Garage
- Parking
- Character
- Recently Refurbished
- No Onward Chain

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



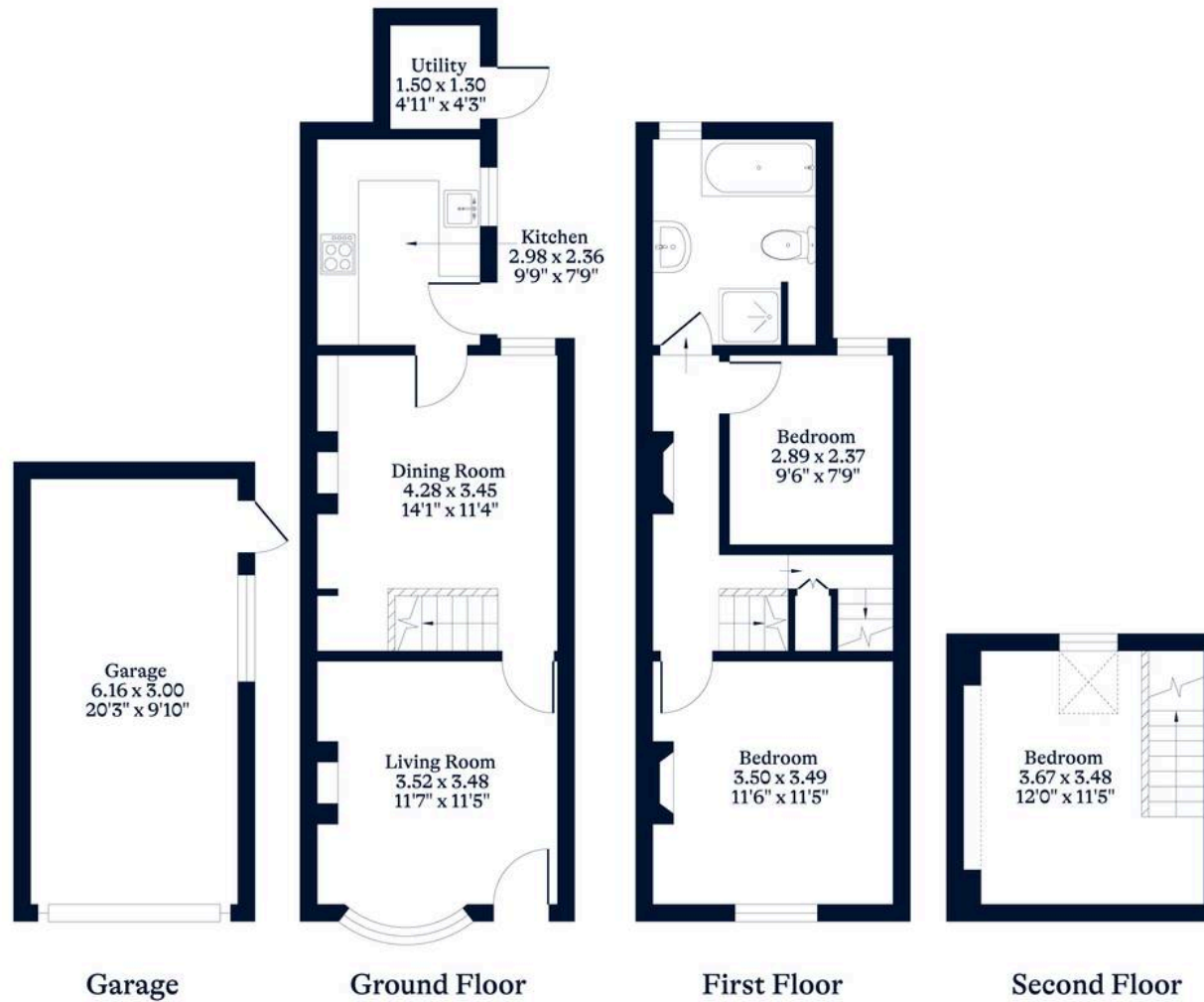
**APPROXIMATE FLOOR AREA**

House - 85.43 sq m - 919 sq ft  
Garage - 18.48 sq m - 199 sq ft  
Total - 103.91 sq m - 1118 sq ft  
(Gross Internal Area)



**NOT TO SCALE**

This plan is for illustration purposes only



[OSBORNEHEATH.CO.UK](http://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.