



HIO

Porchester, Ascot
Guide Price **£425,000**

OSBORNE HEATH



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

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

Outside there is a garden which has just been landscaped, 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.

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Ascot, Ascot

- Two Double Bedrooms
- Modern Kitchen
- Landscaped Garden
- Garage
- Cul-De-Sac
- Close To Station
- Close To Shops

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

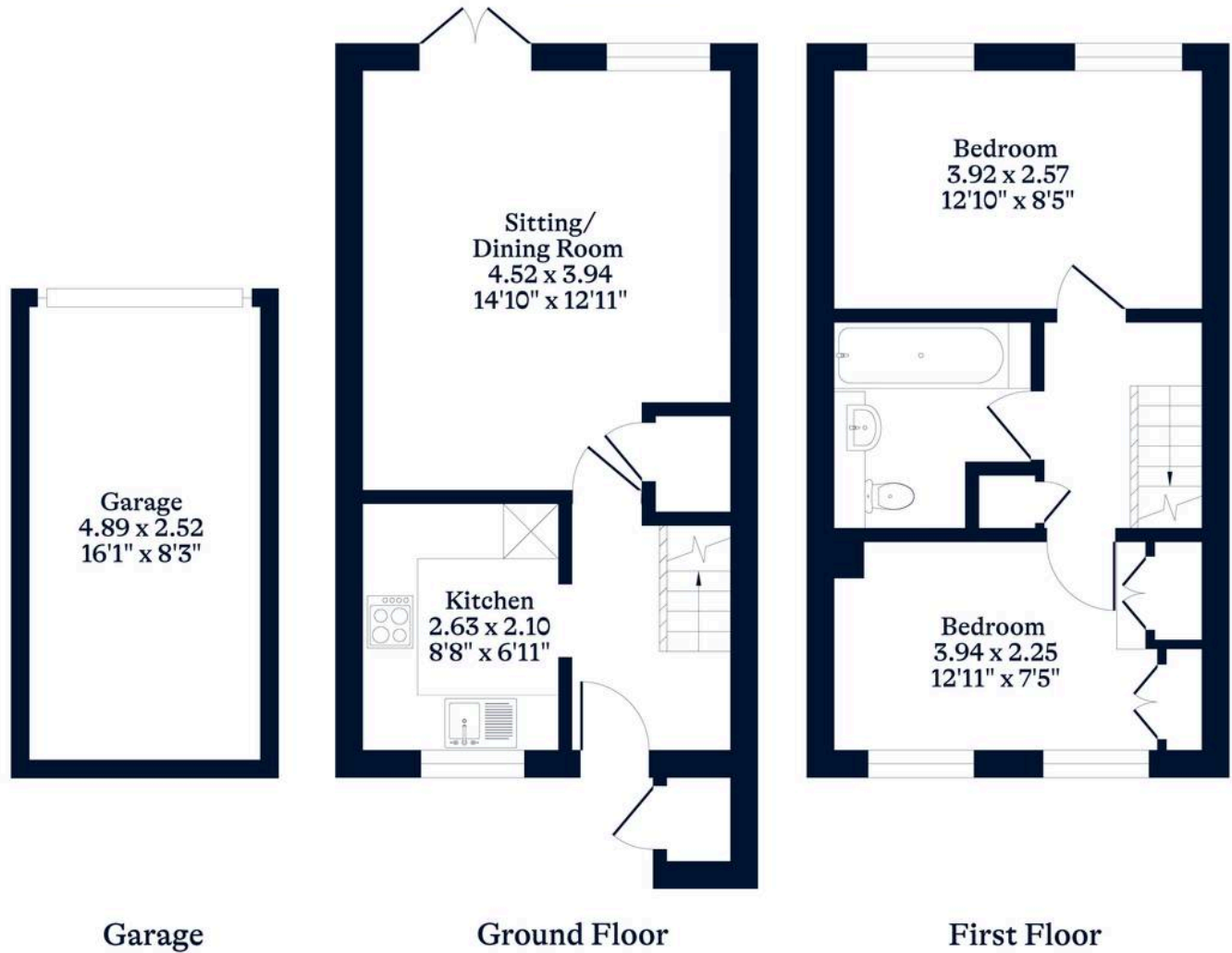


APPROXIMATE FLOOR AREA

House - 60.68 sq m - 653 sq ft
Garage - 12.30 sq m - 132 sq ft
Total - 72.98 sq m - 785 sq ft
(Gross Internal Area)



NOT TO SCALE
This plan is for illustration purposes only



Garage

Ground Floor

First Floor

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