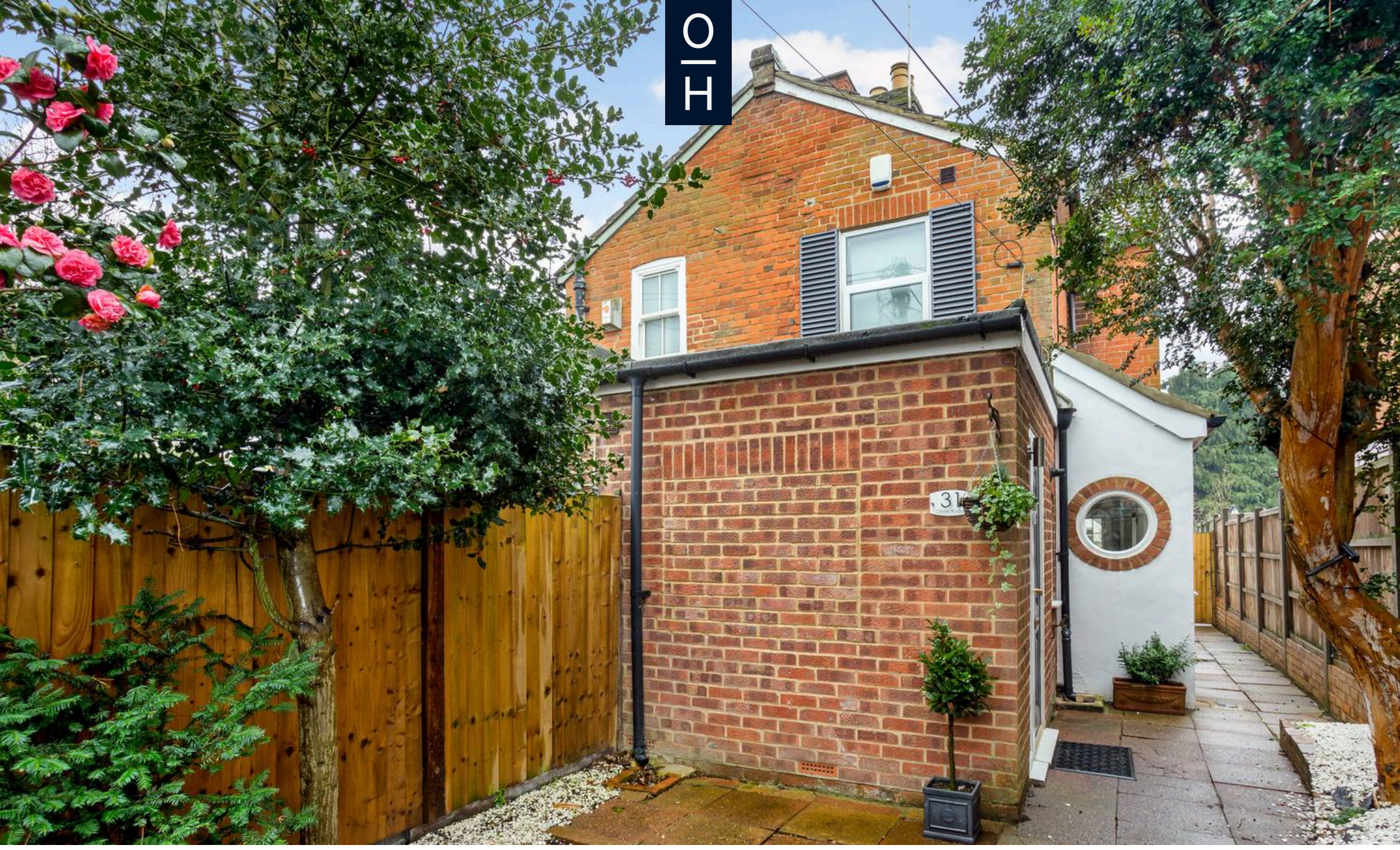


# 31 Oliver Road, Ascot

Guide Price **£600,000 | £2,500 pcm**

OSBORNE HEATH



Downstairs has a modern kitchen with dining space and central island, utility cupboard, shower room, and a living room leading out to the south facing garden.

The first floor has two double bedrooms with fitted wardrobes and an en suite shower room.

The second floor has a further double bedroom.

Outside there is a south facing rear garden with deck and lawn areas.

This Victorian semi-detached home is on a small part of Oliver Road, close to Ascot train station where services run to London, Reading and Guildford. The local primary schools are South Ascot Village, St Michael's, St. Francis and the house is within Charters catchment area. Nearby places of interest include Ascot Racecourse, Coworth Park, Legoland, Wentworth Club, Windsor Castle and Windsor Great Park. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport.

# Oliver Road

## Ascot

- Three Double Bedrooms
- Two Bathrooms
- Character
- Modern Kitchen
- South Facing Garden
- Close To Station
- Close To Shops
- Charters Catchment
- No Onward Chain

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

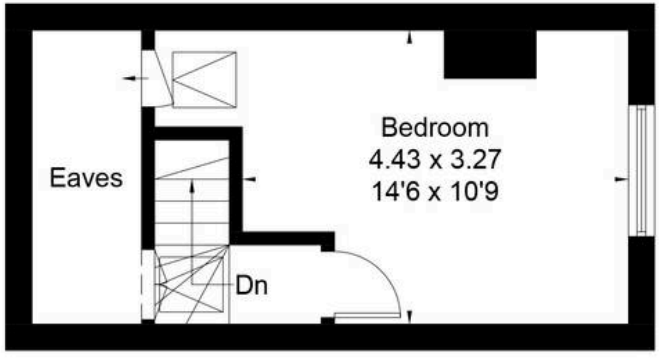
EPC Environmental Impact Rating: D



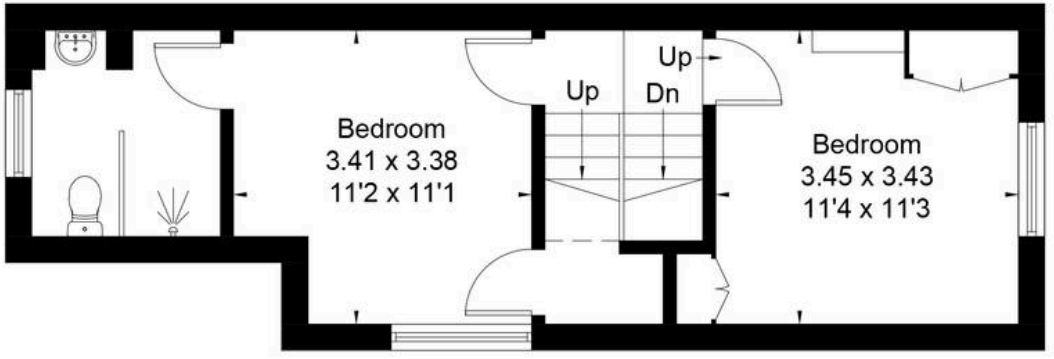




Approximate Area = 111.4 sq m / 1199 sq ft
(Including Eaves)
Including Limited Use Area (5.2 sq m / 56 sq ft)

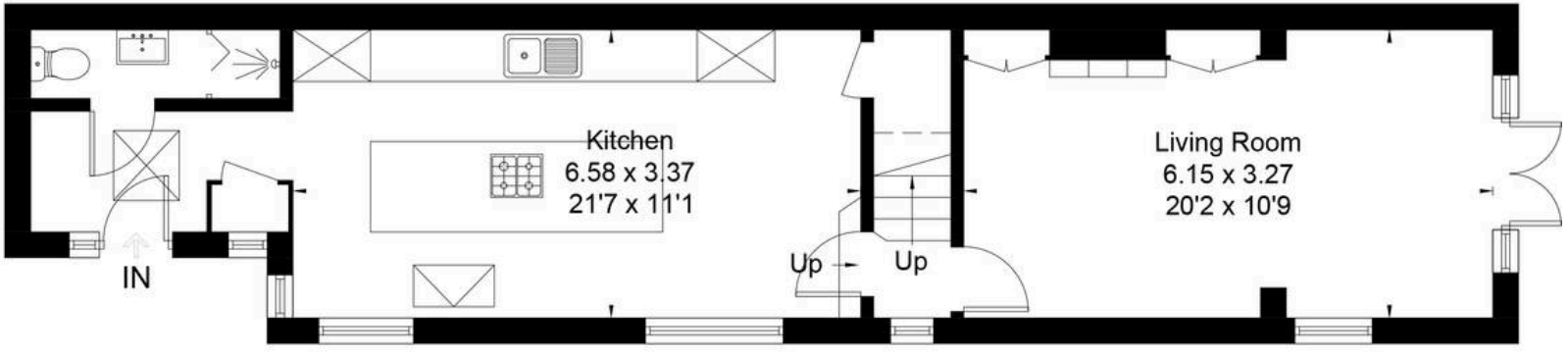



Second Floor




First Floor

= Reduced head height below 1.5m




Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 294341