



OH

Queens Close, Ascot
Guide Price £640,000

OSBORNE HEATH



On the ground floor there is a living room, snug/dining room, kitchen with central island, living and dining areas plus bi-folding doors leading out to the landscaped garden, utility room and a downstairs WC.

The first floor has the principal bedroom with an en suite, two further bedrooms and a modern family bathroom.

To the front of the house there is a driveway plus side access to the rear south west facing garden which has a bar area perfect for entertaining, studio with power and a workshop. The garden has been landscaped in recent years.

Queens Close is a cul-de-sac close to Ascot Racecourse and Ascot Heath Infant & Primary School. Other nearby schools include Charters, Cheapside, Cranbourne, LVS and Papplewick. The nearest train station is Ascot where services run to London, Reading and Guildford. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport. Other than Ascot Racecourse other local places of interest include Coworth Park, Legoland, The Lexicon, Wentworth Club, Windsor Castle and Windsor Great Park.

Queens Close

Ascot

- Three Bedrooms
- Two Bathrooms
- Semi-Detached
- Driveway
- Extended Kitchen
- Utility Room
- Landscaped Garden
- Studio With Power
- South West Facing Garden
- Cul-De-Sac

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F



APPROXIMATE FLOOR AREA
House - 133.52 sq m - 1437 sq ft
Outbuilding - 11.95 sq m - 128 sq ft
Total - 145.47 sq m - 1565 sq ft
(Gross Internal Area)



NOT TO SCALE
This plan is for illustration purposes only



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