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Kennel Ride, *Ascot*

OSBORNE HEATH

A modern three bedroom, two bathroom semi-detached character property with open-plan kitchen and driveway parking.

On the ground floor is the formal lounge, open-plan kitchen, living and dining room with bi-folding doors and a log burner in the living area of the open plan space, fully integrated kitchen with Bosch appliances, separate utility room and a downstairs WC.

On the first floor is the principal bedroom with en suite shower room, two further bedrooms and a modern family bathroom.

Outside the property has a driveway and side access leading to the rear landscape garden which includes a summerhouse with full power and wifi (currently being used as the home study).

Kennel Ride is located off the Winkfield Road, close to Ascot Racecourse. The nearest train station is Ascot where services run to London Waterloo, Reading and Guildford. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport. Other than Ascot Racecourse, the house is close to the local shop, popular pubs, Mill Ride Golf & Country Club and Windsor Great Park. Other local places of interest include Coworth Park, The Lexicon, Sunningdale Golf Club, Wentworth Club and Windsor Castle. Nearby schools include Ascot Heath, Charters, Cheapside, and St Francis.

EPC rating D. Council Tax band E.





APPROXIMATE FLOOR AREA

House - 118.05 sq m - 1271 sq ft
Outbuilding - 4.95 sq m - 53 sq ft
Total - 123.00 sq m - 1324 sq ft
(Gross Internal Area)



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.

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