



**Nursery Lane, Ascot**  
Guide Price **£550,000**

**OSBORNE HEATH**



On the ground floor there is a double reception, modern kitchen, utility room and a modern bathroom.

The first floor has two double bedrooms, a shower room and a study which could also be used as a nursery or guest room.

To the front of the house is off-street parking, a garage and a sunny south east facing garden. To the rear is a courtyard with an outbuilding that has power and plumbing.

Nursery Lane is a small private cul-de-sac close to Ascot Racecourse and Ascot Heath Infant & Primary School. Other nearby schools include Charters, Cheapside, Cranbourne, LVS, Papplewick and St Francis. 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, The Berkshire Golf Club, Guards Polo Club, Legoland, Sunningdale Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park.

# Nursery Lane

Ascot

- Two Bedrooms
- Two Bathrooms
- Semi-Detached
- Modern Kitchen
- Driveway
- Garage
- Character
- Cul-De-Sac
- No Onward Chain

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

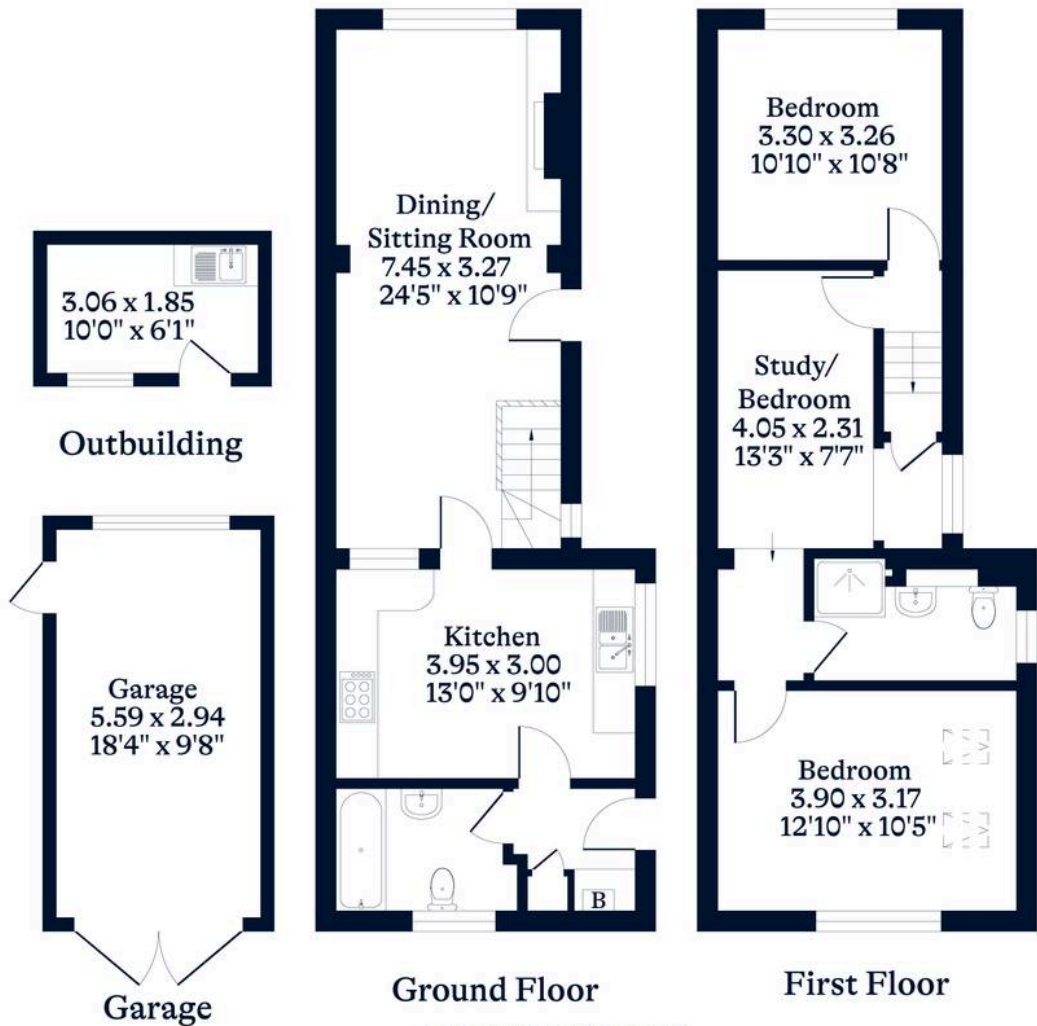
EPC Environmental Impact Rating: D



**APPROXIMATE FLOOR AREA**  
 House - 92.60 sq m - 997 sq ft  
 Outbuilding - 5.47 sq m - 59 sq ft  
 Garage - 16.63 sq m - 179 sq ft  
 Total - 114.70 sq m - 1235 sq ft  
 (Gross Internal Area)



**NOT TO SCALE**  
 This plan is for illustration purposes only



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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.