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Prides Crossing, *Ascot*

OSBORNE HEATH

A five double bedroom, three bathroom detached house in a cul-de-sac with a driveway, double garage and no onward chain.

On the ground floor there is a living room, dining room, kitchen with breakfast bar and dining area, study, utility room and downstairs WC.

On the first floor there are two double bedrooms with en suites, three further double bedrooms and a family bathroom.

To the front of the house is a driveway, double garage and side access to the rear garden.

Prides Crossing is a cul-de-sac off Winkfield Road. Nearby schools include Charters, Ascot Heath, Lambrook, LVS, Papplewick, St Francis, St Georges, St Marys, St Michael's and The Marist. Nearby places of interest include Ascot Racecourse, Guards Polo Club, Legoland, The Lexicon, Wentworth Club, Windsor Castle and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C. Council Tax band G.





APPROXIMATE FLOOR AREA

House - 230.40 sq m - 2480 sq ft
Garage - 28.40 sq m - 306 sq ft
Total - 258.80 sq m - 2786 sq ft
(Gross Internal Area)

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H

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.

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