

HIO



Kinross Avenue

Ascot

Guide Price **£450,000**

OSBORNE HEATH



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

The first floor has three bedrooms and a bathroom.

Outside there is a rear garden with lawn and patio areas, plus a garage in the nearby block.

Kinross Avenue is a crescent close to Ascot train station where services run to London, Reading and Guildford. The local primary schools are South Ascot Village and St. Francis and the house is within Charters catchment area.

Nearby places of interest include Ascot Racecourse, Legoland, The Lexicon, Swinley Forest, Wentworth Club, Windsor Castle and Windsor Great Park. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport.

10 Kinross Avenue

Ascot

- Three Bedrooms
- Driveway
- Garden
- Garage
- Close To Station
- Charters Catchment Area
- Potential To Extend STP

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

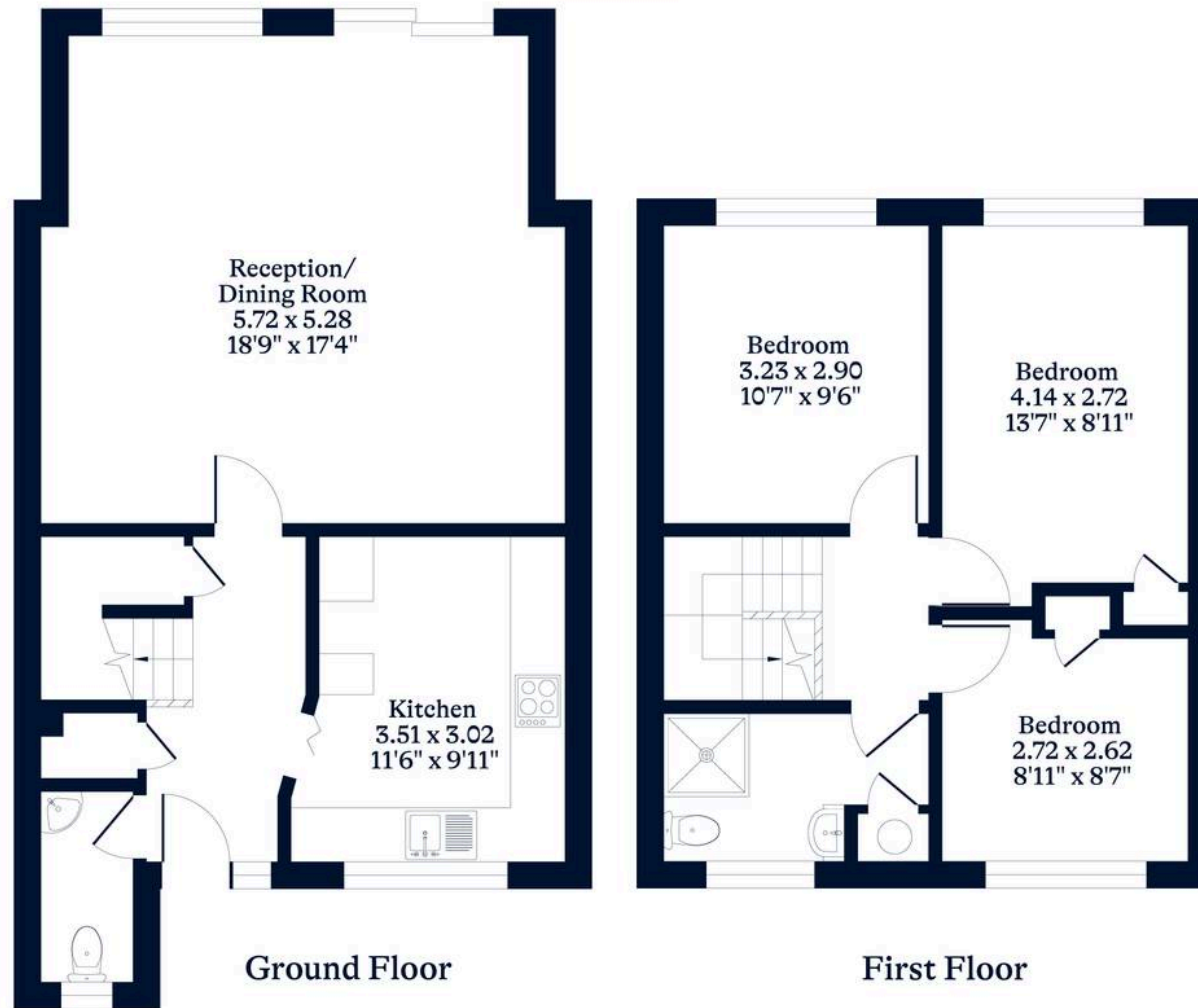
EPC Environmental Impact Rating: C



APPROXIMATE FLOOR AREA
House - 91.70 sq m - 987 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.