



OIH

New Road, Ascot
Guide Price £650,000

OSBORNE HEATH



Downstairs there is a living room, dining room, modern kitchen, family room and a downstairs WC.

Upstairs there are three bedrooms, an en suite to the principal bedroom and a family bathroom.

Outside there is driveway parking and side access to the south east facing rear garden which includes an outbuilding with power and internet connectivity.

New Road is 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 Waterloo, 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.

EPC rating E. Council Tax band E.





APPROXIMATE FLOOR AREA

House - 114.90 sq m - 1237 sq ft

Outbuilding - 8.88 sq m - 96 sq ft

Total - 123.78 sq m - 1333 sq ft

(Gross Internal Area)

NOT TO SCALE

This plan is for illustration purposes only



Ground Floor

First Floor

Outbuilding

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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.



New Road

Ascot

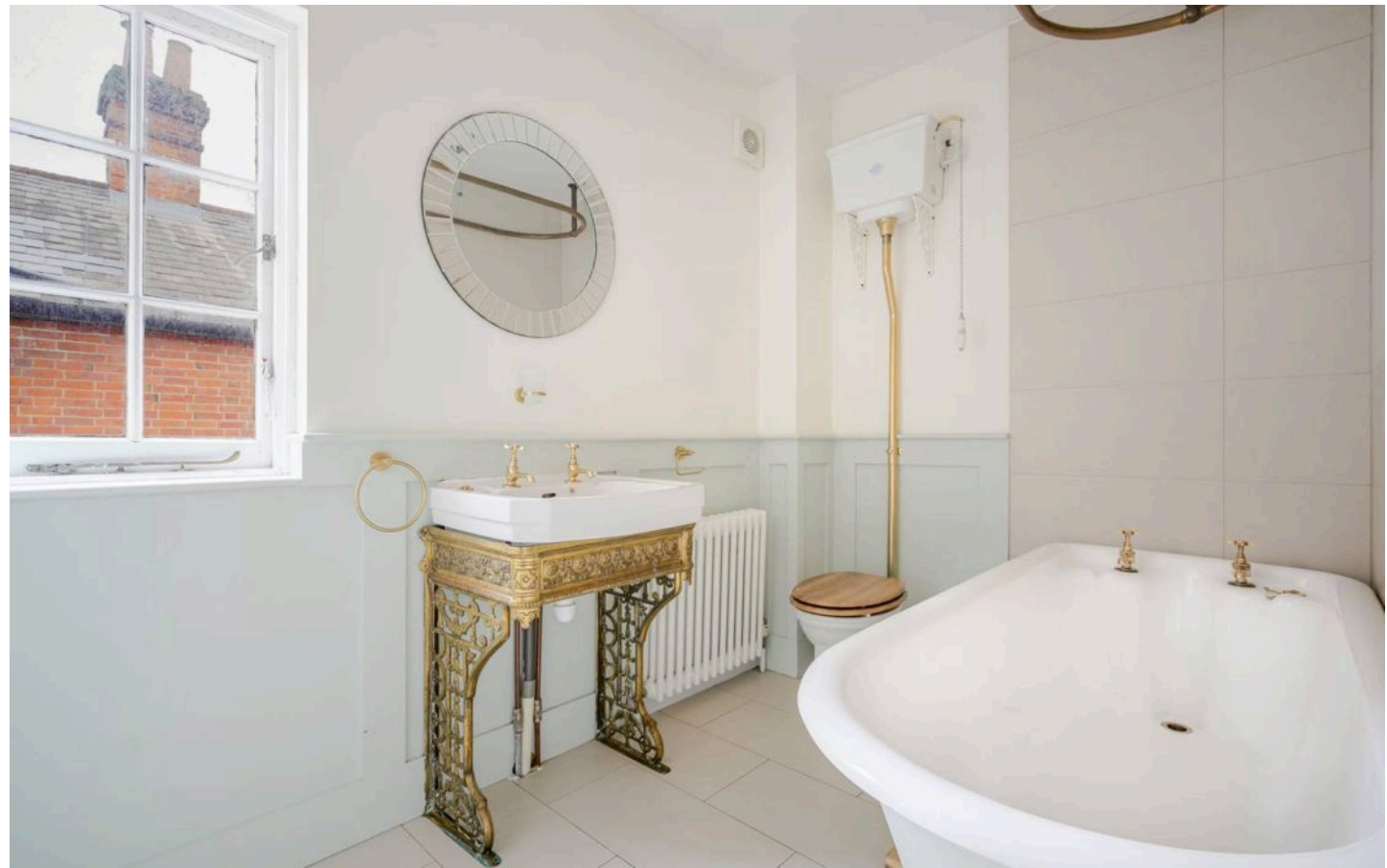
- Three Bedrooms
- Three Receptions
- Two Bathrooms
- Modern Kitchen
- Downstairs WC
- Home Office/Garden Studio
- South East Facing Garden
- Driveway

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F





Osborne Heath, Ascot

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