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# Queensbury Gardens, *Ascot*

OSBORNE HEATH

# A four double bedroom, three bathroom modern home in a gated development recently built Berkeley Homes.

The ground floor offers a spacious living room, modern kitchen with full range of integrated Siemens appliances and a dining space leading out to the enclosed patio garden.

The first floor hosts the principle bedroom with a walk-in wardrobe and large ensuite with a freestanding bath and separate shower plus a second bedroom with walk-in wardrobe and an ensuite.

At the top of the home on the second floor, there are a further two double bedrooms, one of which has a separate study area, plus a large family bathroom with a separate walk in shower and freestanding bath.

Externally there is allocated parking for three vehicles and a rear garden.

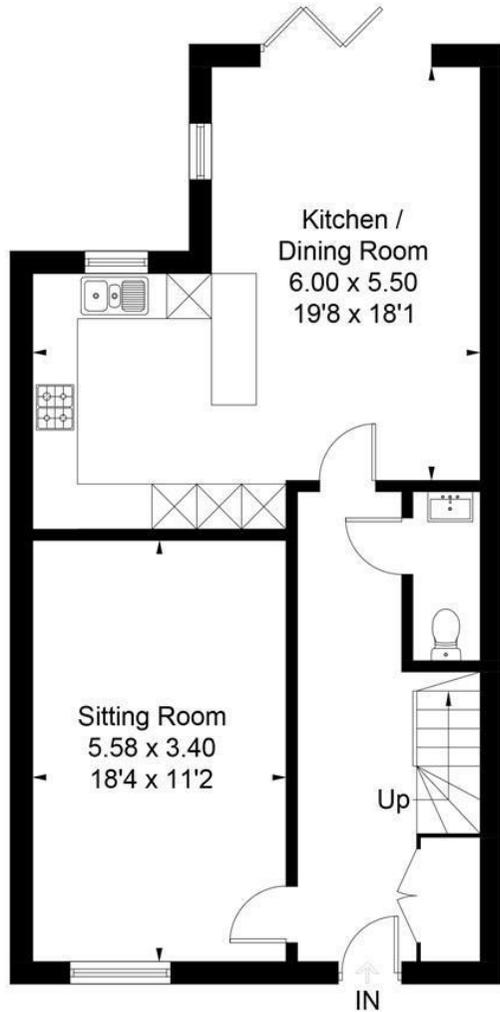
Queensbury Gardens is part of a small, gated development built by Berkeley Homes opposite St Francis Primary School. Other nearby schools include Charters, The Marist, Papplewick, St George's and St Mary's. Local places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, Sunningdale Golf Club, Swinley Forest Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park. The nearest station is Ascot (less than 15 minutes walk) where trains run to London Waterloo, Reading and Guildford. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating B. Council Tax Band G. Deposit £4,442. Holding Deposit £888. Tenancy Length 12-36 months.

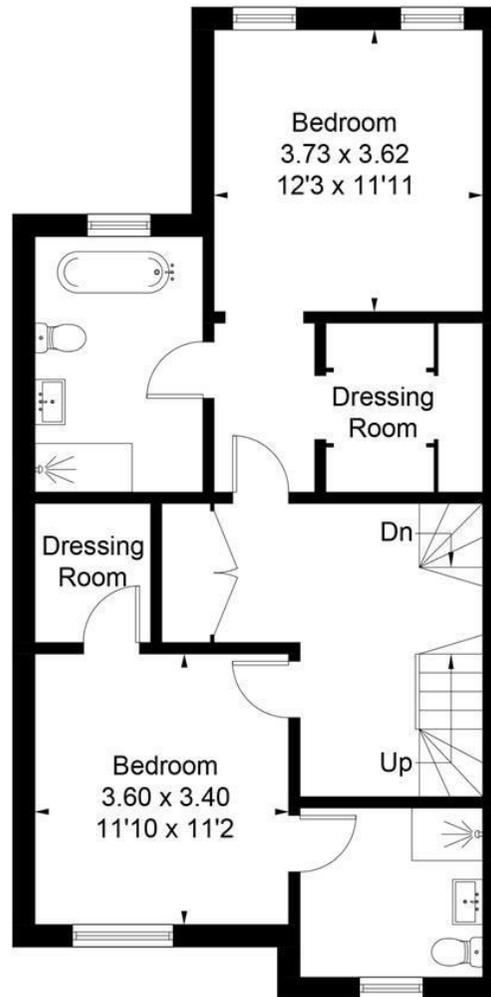




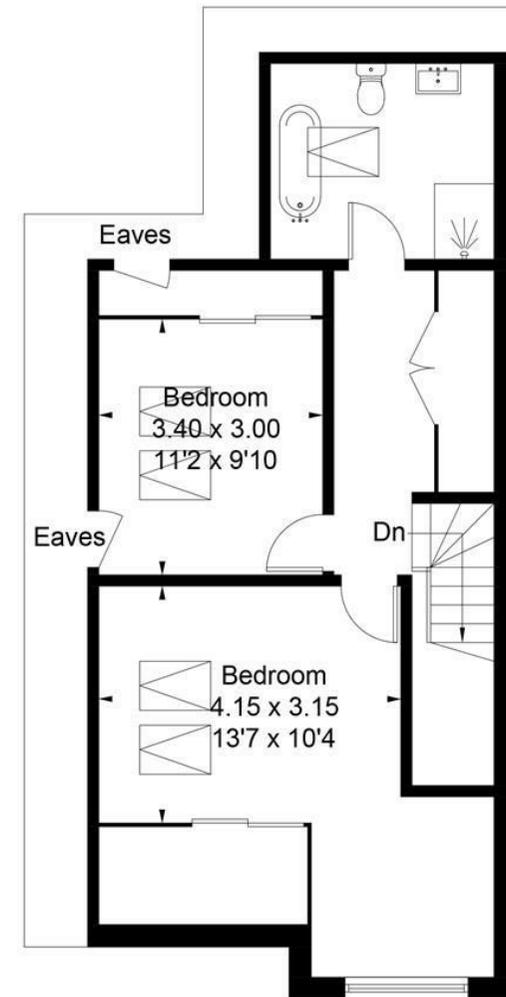
Approximate Area = 187.3 sq m / 2016 sq ft  
(Excluding Eaves)



Ground Floor



First Floor



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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