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# Victoria Road, Ascot

OSBORNE HEATH

# A four bedroom, two bathroom semi-detached character property located within a short walk of Ascot train station and High Street.

On the ground floor is a lounge leading through to a further family room, separate kitchen with breakfast bar, dining room with bi-folding doors out to the garden, utility room and downstairs shower room.

On the first floor the principal bedroom has built-in wardrobes and overlooks parkland. There are two further bedrooms and a modern family bathroom. The second floor has been converted into a double bedroom bedroom with plenty of loft storage.

Outside in the garden there is a patio, lawn and a raised decked area.

Victoria Road is in South Ascot Village around a quarter of a mile from Ascot train station where services run to London Waterloo, 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, Wentworth Club, Windsor Castle and Windsor Great Park. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating TBC. Council Tax Band E





**APPROXIMATE FLOOR AREA**  
House - 130.90 sq m - 1409 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.

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