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# Fernbank Road, *Ascot*

OSBORNE HEATH

# A recently refurbished six/seven bedroom detached double-fronted character property with off-road parking, garage and a large rear garden located with Charters Secondary School catchment.

On the ground floor this property offers a formal lounge with open fireplace, dining room with open fireplace, a modern kitchen with integrated appliances, separate utility room, modern shower room, a family room and large conservatory which opens out to the rear garden.

On the first floor is the principal bedroom with a modern four piece en suite, three further double bedrooms, modern family bathroom and a further bedroom.

On the second floor there are two double rooms which can be used as bedrooms, studies or even games rooms, this level also has a kitchenette.

Outside the property has driveway, garage and side access leading to the large rear garden which has a decked and paved terrace, lawn and brick outbuilding.

Fernbank Road is located in North Ascot. Nearby schools include Ascot Heath, Charters, Heathfield, 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. Nearby points of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, The Berkshire Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park.

EPC Rating D. Council Tax band F.

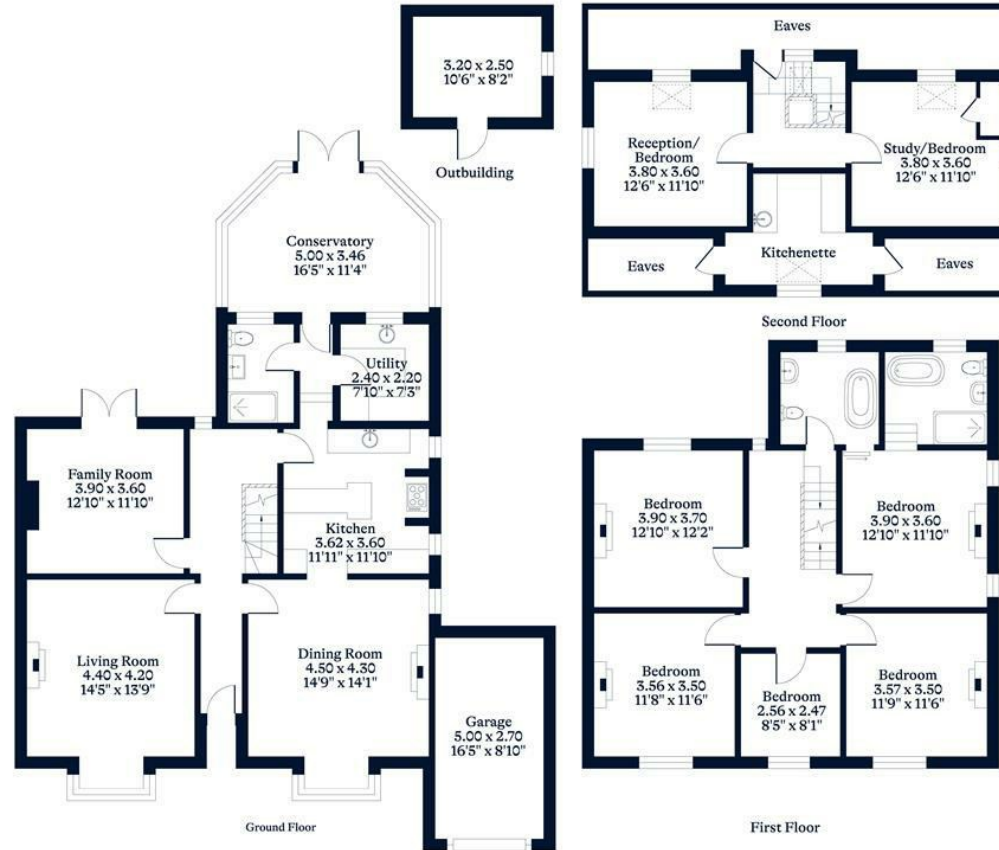




**APPROXIMATE FLOOR AREA**  
 House - 242.87 sq m - 2614 sq ft  
 Garage - 13.50 sq m - 145 sq ft  
 Outbuilding - 8.00 sq m - 86 sq ft  
 Total - 264.37 sq m - 2845 sq ft  
 (Gross Internal Area)



**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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