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# Prince Andrew Way, Ascot

OSBORNE HEATH

# A three bedroom, two bathroom semi-detached family home with driveway parking and a garage located within the Charters School catchment.

The ground floor comprises a lounge, kitchen which opens out into the dining room, bathroom, utility room and a study which has been created by converting part of the garage.

On the first floor is the principle bedroom with a large en suite, further double bedroom and an additional bedroom.

Outside the property has a driveway with side access leading to the south east facing garden which has a raised terrace and lawn.

Prince Andrew way is a small cul-de-sac with an entrance into local woodland that leads to a small park. The road is also close to a nearby pond on Sutherland Chase. 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. Local places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Wentworth Club and Windsor Great Park. Nearby schools include Ascot Heath, Charters, Cheapside, LVS, Papplewick and St. Francis.

EPC rating D. Council Tax Band: E.



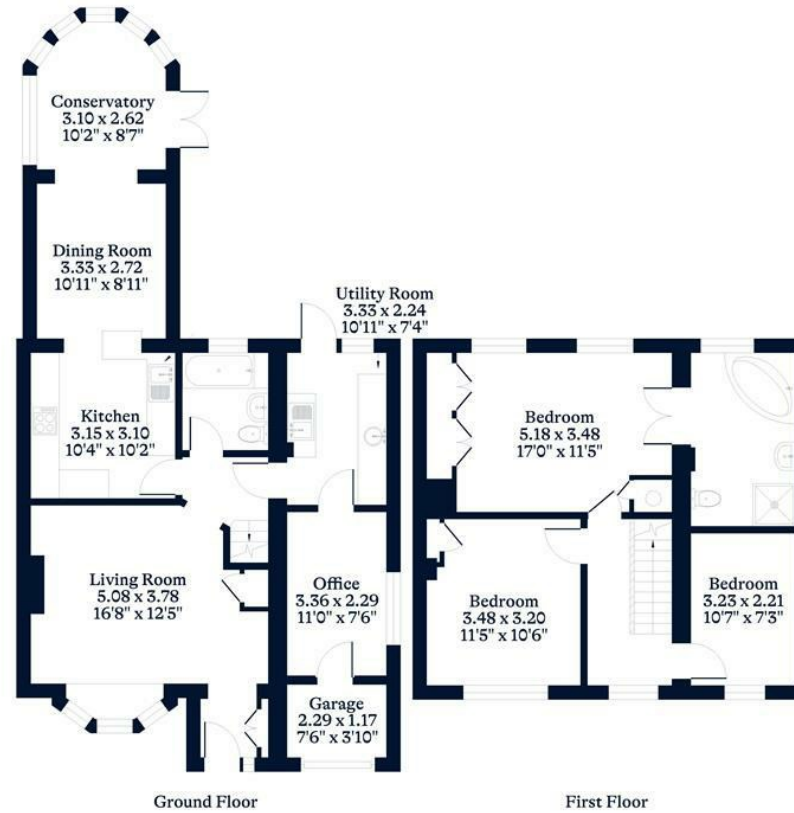




**APPROXIMATE FLOOR AREA**

Total - 130.00 sq m - 1400 sq ft  
Including Garage  
(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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