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# Course Road, *Ascot*

OSBORNE HEATH

# A three bedroom, three reception room semi-detached character property with off-road parking located in the heart of Ascot High Street and within walking distance to Ascot Train Station.

The ground floor comprises a lounge with open fireplace, dining room, modern kitchen, further reception room and a WC.

On the first floor is the principal bedroom, family bathroom and two further bedrooms.

Outside the property offers driveway parking with an EV charging point, side access leading to the rear garden with a wooden shed.

Course Road is a cul-de-sac in the heart of Ascot between the High Street and Ascot Racecourse and within walking distance to Ascot Train Station where trains run to London, Reading and Guildford. Nearby are a number of Ofsted outstanding schools including Ascot Heath, Charters, St Francis, Cheapside and Ranelagh. Private schools include Lambrook, LVS, The Marist, Papplewick, St George's and St Mary's. By road Course Road is convenient for the M3, M4, M25 and Heathrow Airport. Nearby points of interest include Ascot Racecourse, The Berkshire Golf Club, Coworth Park, Legoland, The Lexicon, Sunningdale Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park.

EPC rating D. Council Tax Band E

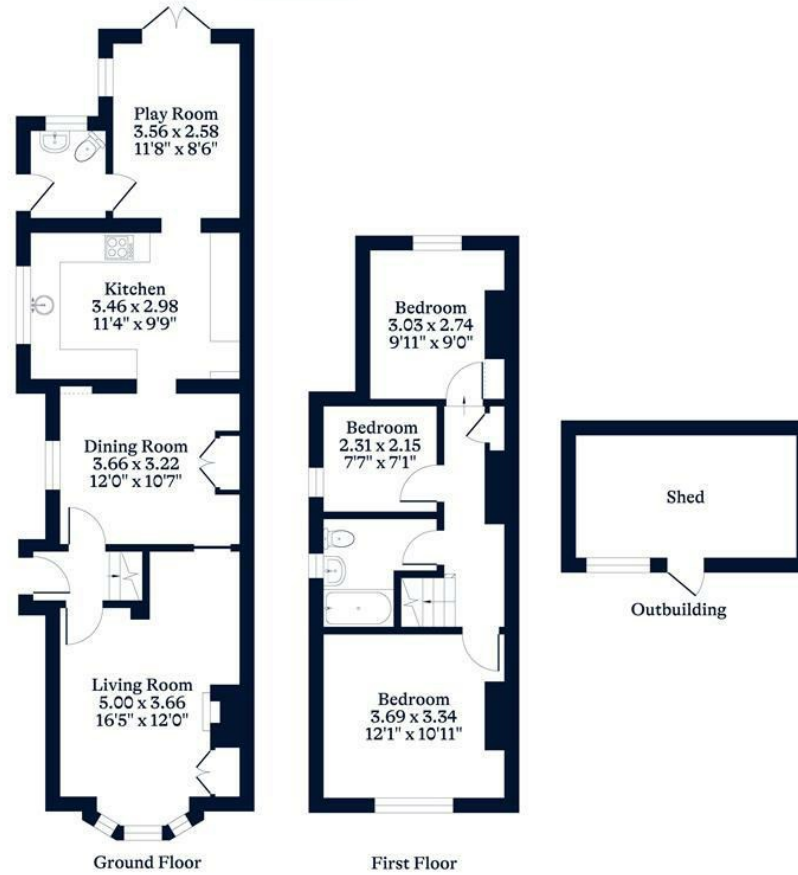




**APPROXIMATE FLOOR AREA**  
House - 97.05 sq m - 1045 sq ft  
(Gross Internal Area)



**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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