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Queensbury Gardens, *Ascot*

OSBORNE HEATH

A four bedroom, three bathroom modern home with a driveway and double garage in a gated development.

Originally the show-home in this Berkeley Homes development, this house has underfloor heating on the ground and first floor plus built-in speakers on the ground floor.

Downstairs there is a living room with bi-folding doors out to the garden, kitchen with feature island plus dining and living spaces, a utility cupboard and a downstairs WC.

The turret houses the stairs that lead to the top floors which have two en suite bedrooms, two further bedrooms, a family bathroom and a walk-in wardrobe.

Outside there is driveway parking, a double garage and side access to a wraparound garden.

Queensbury Gardens is part of a small gated development off Coronation Road and opposite St Francis church and primary school. Other nearby schools include Charters, Lambrook, The Marist, Papplewick, St George's and St Mary's. Local places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Swinley Forest, Virginia Water Lake, Wentworth Club, Windsor Castle and Windsor Great Park. The nearest train station is Ascot where services run to London Waterloo, Reading and Guildford. Ascot is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating B. Council Tax band G. Service charge £390 twice yearly. Freehold.

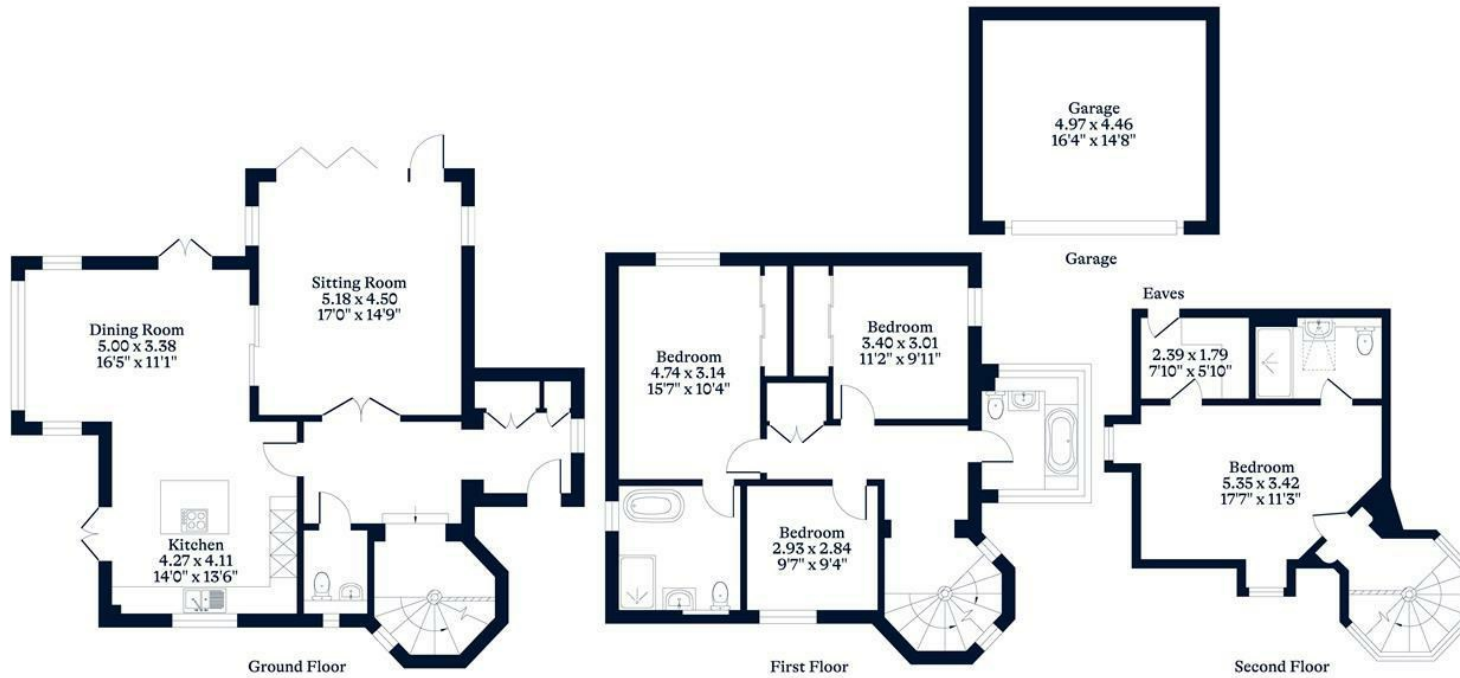




APPROXIMATE FLOOR AREA
House - 190.20 sq m - 2047 sq ft
Garage - 22.20 sq m - 239 sq ft
Total - 212.40 sq m - 2286 sq ft
(Gross Internal Area)



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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