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Elizabeth Gardens, *Ascot*

OSBORNE HEATH

A four bedroom semi-detached home in a cul-de-sac close to Ascot train station, with potential to extend subject to planning.

Downstairs there are two reception rooms, a kitchen, utility room and a downstairs WC.

Upstairs there are four bedrooms and a family bathroom.

To the front of the house there is potential to apply for a dropped kerb to add a driveway (subject to planning). Side access leads to a rear garden with patio and lawned areas. There is also potential to extend the house, like many other properties on the road have already done.

Elizabeth Gardens is a small cul-de-sac in South Ascot Village, close to Ascot train station where services run to London Waterloo, Reading and Guildford. The local primary schools are South Ascot Village, St. Francis and St Michaels, and the house is within Charters catchment area. Nearby places of interest include Ascot Racecourse, Legoland, The Lexicon, Swinley Forest, Wentworth Club, Windsor Castle and Windsor Great Park. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating D. Council Tax Band E.

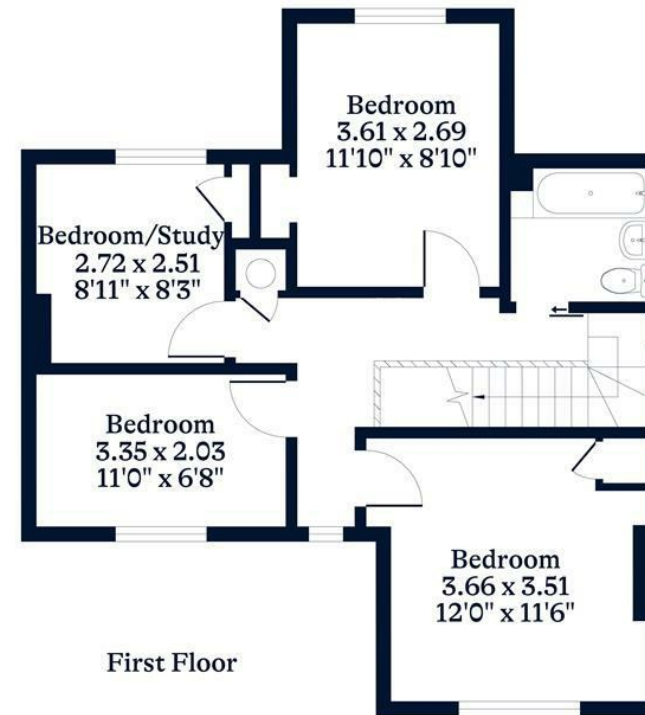
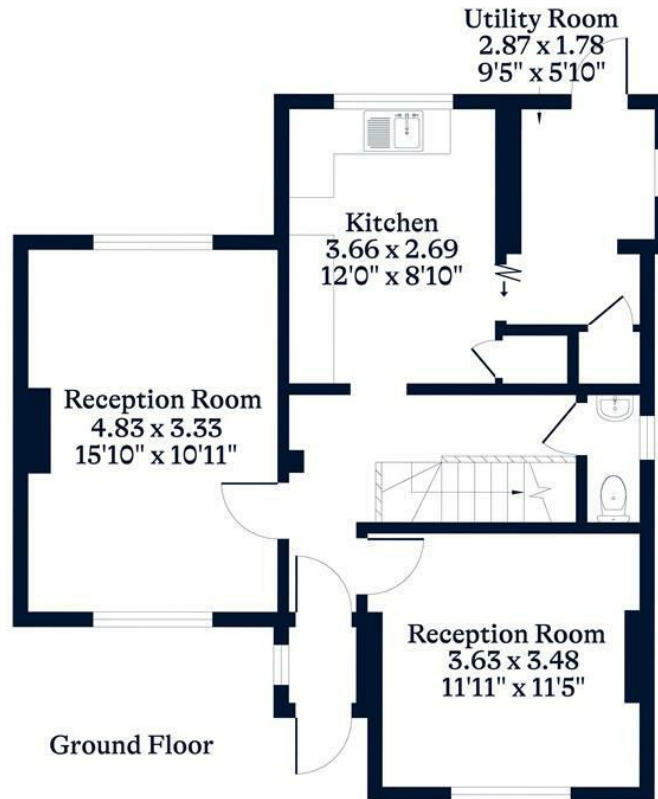




APPROXIMATE FLOOR AREA
House - 110.43 sq m - 1189 sq ft
(Gross Internal Area)

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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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