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# Cromwell Road, *Ascot*

OSBORNE HEATH



# A refurbished two double bedroom character property within a short walk of Ascot train station and local high street.

The ground floor has a lounge, dining room, and a modern kitchen with doors leading out to the garden.

On the first floor is the principal bedroom, further double bedroom, and a modern bathroom.

Outside the property offers a generous rear garden.

Cromwell Road is 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 and St. Francis and the house is within Charters catchment area. Nearby places of interest include Ascot Racecourse, Coworth Park, Legoland, 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 D.









**APPROXIMATE FLOOR AREA**  
House - 69.70 sq m - 751 sq ft  
(Gross Internal Area)



**NOT TO SCALE**  
This plan is for illustration purposes only



**Ground Floor**



**First Floor**

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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