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Woolford Close, *Winkfield Row*

OSBORNE HEATH

A four bedroom detached family home with a driveway and garage located in a quiet cul-de-sac.

The ground floor has a large lounge and dining room, kitchen with central island and a downstairs WC.

On the first floor is the principal bedroom with en suite shower and built-in wardrobes, three further bedrooms and a family bathroom.

Outside the property has a front garden, driveway, garage and side access to a rear west facing garden where the back half of the garage is converted into a gym with power and heating.

Woolford Close is a small cul-de-sac located off the Chavey Down Road. Nearby are a number of popular private and state schools including Ascot Heath, Charters, Lambrook, LVS, Papplewick, St Francis, St George's, St Joseph's, St Mary's and Ranelagh. The nearest train stations are Ascot and Martins Heron where services run to London Waterloo, Reading and Guildford. By road Winkfield Row 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, Wentworth Club, Windsor Castle and Windsor Great Park.

EPC rating D. Council Tax band F.

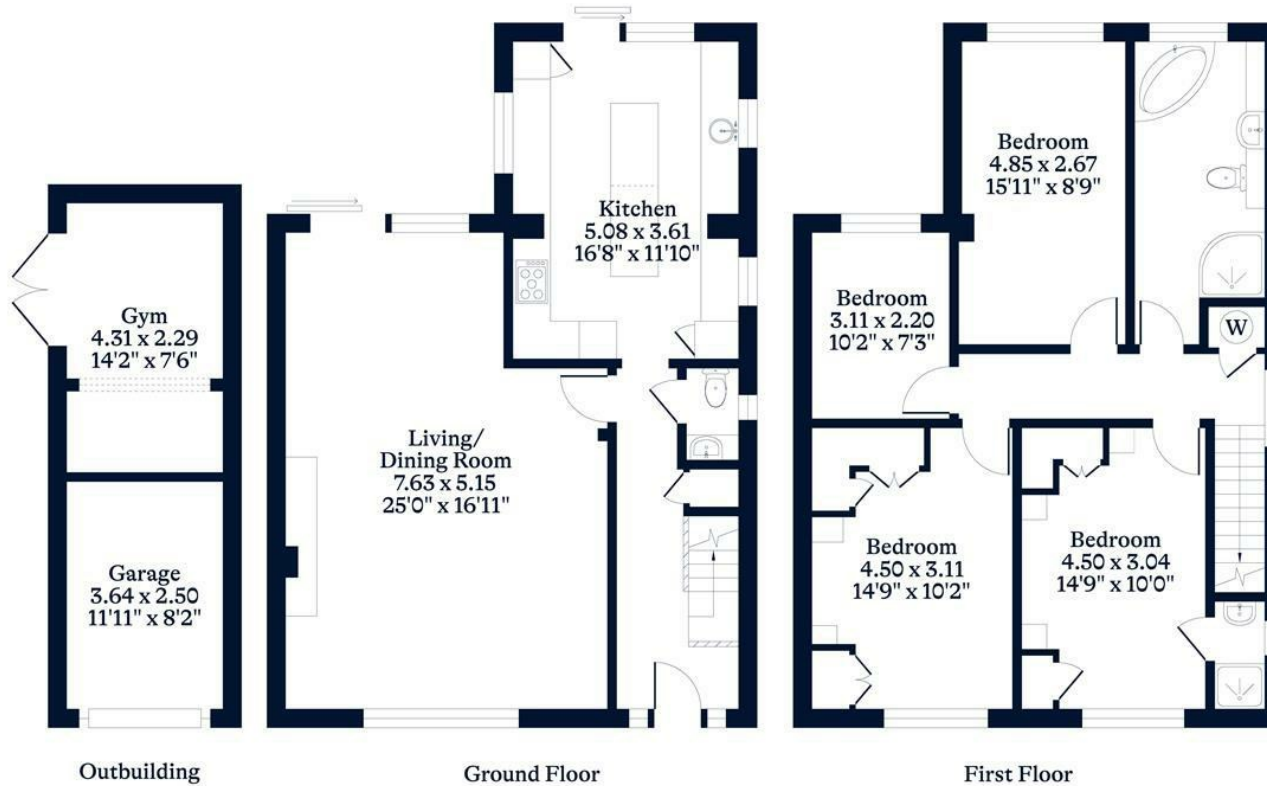




APPROXIMATE FLOOR AREA
House - 136.50 sq m - 1469 sq ft
Outbuilding - 20.25 sq m - 218 sq ft
Total - 156.75 sq m - 1687 sq ft
(Gross Internal Area)



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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