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Geffers Ride, *Ascot*

OSBORNE HEATH

A four bedroom, two bathroom family home at the end of a cul-de-sac, with a driveway, double garage and a south facing garden with corner plot potential for extending.

Downstairs there is a living room leading to a conservatory, dining room, study, kitchen with integrated appliances including a wine cooler, utility room and a downstairs WC.

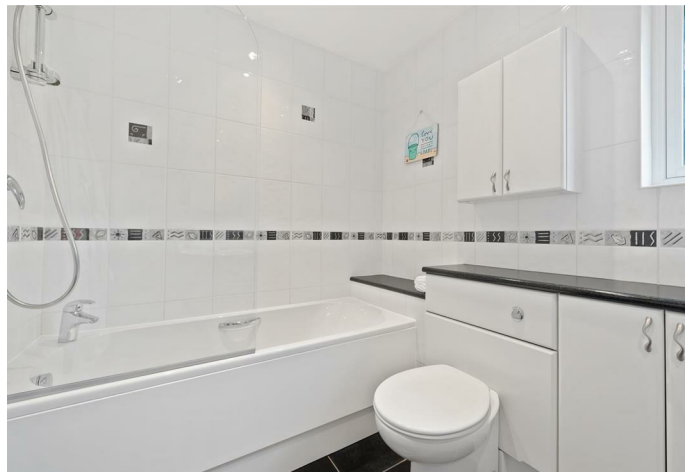
Upstairs there are four bedroom, an en suite shower room, family bathroom and an airing cupboard.

To the front of the house is driveway parking for four vehicles, a double garage and side access to the south facing garden which also has a substantial area to the side, making this a great house for someone looking to extend.

Geffers Ride is a cul-de-sac close to Ascot Racecourse. Other nearby places of interest include The Berkshire Golf Club, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Swinley Forest, Wentworth Club and Windsor Great Park. Local schools include Ascot Heath, Charters, Cheapside, Hall Grove, Heathfield, Lambrook, LVS, The Marist, Papplewick, St Francis, St George's and St Mary's. The nearest train station is Ascot where trains run to London Waterloo, Reading and Guildford. Ascot is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C. Council Tax band G.

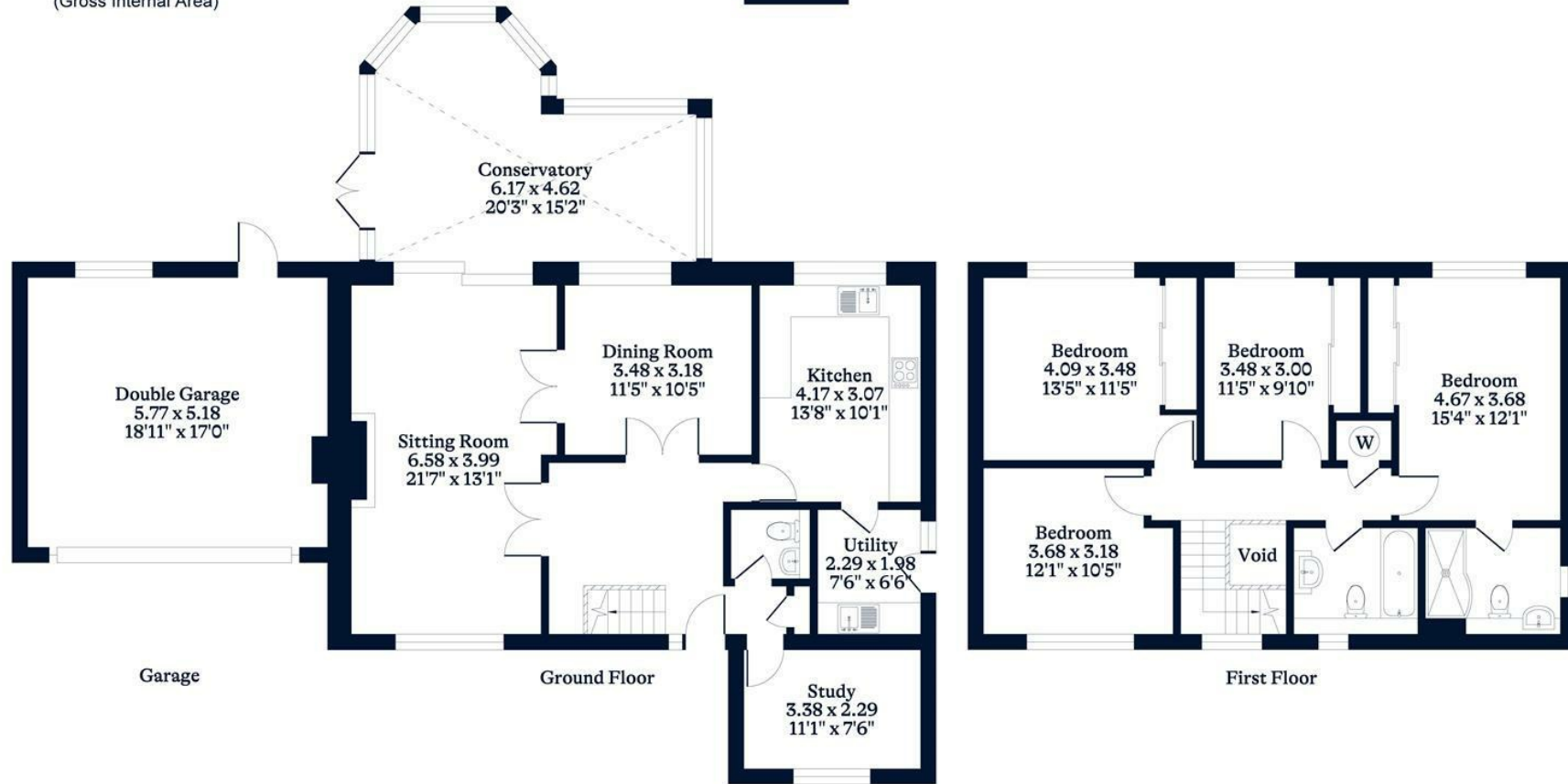






APPROXIMATE FLOOR AREA
House - 182.52 sq m - 1965 sq ft
Garage - 30.00 sq m - 323 sq ft
Total - 212.52 sq m - 2288 sq ft
(Excludes Void)
(Gross Internal Area)

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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