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Oliver Road, *Ascot*

OSBORNE HEATH

A two double bedroom, two bathroom cottage with a south facing garden and within walking distance to Ascot train station.

Downstairs there is a living room with feature fireplace, dining room, modern kitchen with a breakfast bar and a modern bathroom.

Upstairs is the principal bedroom with built-in wardrobes and an en suite shower room, and a second double bedroom.

Outside is a long front garden and a south facing rear garden with patio and lawn areas.

Oliver Road is close to Ascot train station where services run to London Waterloo, Reading and Guildford. The local primary schools are South Ascot Village, St Michaels, St Francis and the house is within Charters catchment area. Nearby places of interest include Ascot Racecourse, Coworth Park, 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 E. Council Tax band D.





Approximate Area = 76.1 sq m / 819 sq ft
Including Limited Use Area (1.5 sq m / 16 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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