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Connaught Gardens, *Winkfield Row*

OSBORNE HEATH

A five double bedroom, three bathroom modern home in a gated cul-de-sac.

The ground floor has underfloor heating throughout and consists of a charles yorke designed open-plan kitchen with island, dining and living areas leading out to the garden, formal living room, study, utility and a downstairs WC.

Upstairs there are five double bedrooms, two with en suites, and a family bathroom.

Outside there is driveway parking, a double garage and side access to the rear garden.

Connaught Gardens is a private gated development with a secure entry system. Nearby are a number of popular schools including Ascot Heath, Charters, Lambrook, LVS, The Marist, Papplewick, Ranelagh, St Francis, St Joseph's, St George's and St Mary's. The nearest train stations are Ascot and Martins Heron where services run to London Waterloo, Reading and Guildford. By road Connaught Gardens is convenient for the M3, M4, M25 and Heathrow Airport. Nearby places of interest include Ascot Racecourse, Coworth Park, Legoland, The Lexicon, Sunningdale Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park.

EPC rating B. Council Tax band G.

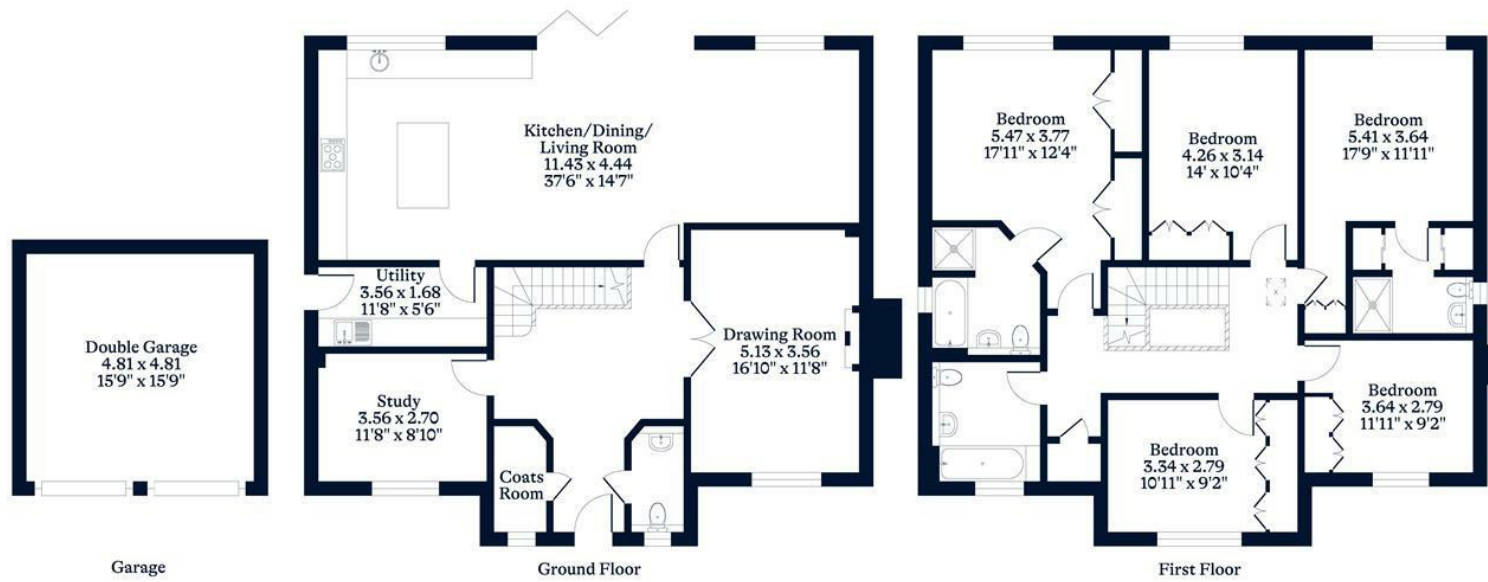




APPROXIMATE FLOOR AREA
House - 215.65 sq m - 2321 sq ft
Garage - 23.13 sq m - 249 sq ft
Total - 238.78 sq m - 2570 sq ft
(Gross Internal Area)



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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