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Boleyn Mews, *Ascot*

OSBORNE HEATH

A beautifully maintained, modern three double bedroom, three bathroom house with no onward chain, in a popular Berkeley Homes development backing onto the private residents' woodland. Recently redecorated and with new carpets throughout, the property also benefits from a Premier New Home warranty.

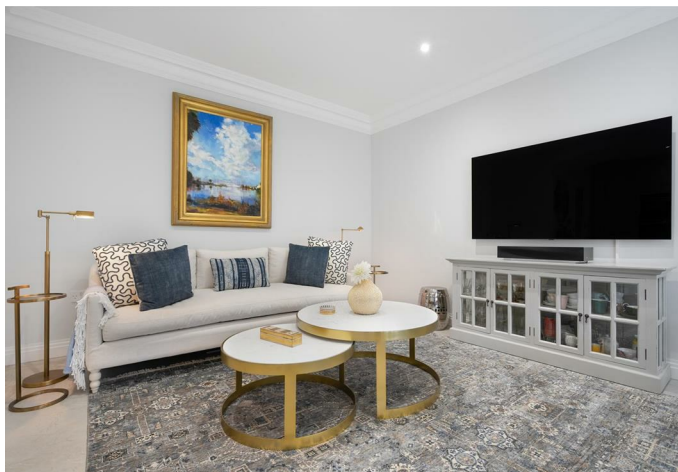
The downstairs has underfloor heating throughout and consists of a formal living room, a Charles Yorke kitchen with breakfast bar plus living and dining areas, utility cupboard with washing machine and tumble dryer, and a downstairs WC. Bi-folding doors open out to the paved terrace and long west facing garden.

Upstairs there are three double bedrooms, two en suites, a family bathroom and an airing cupboard.

Outside there is a carport with two allocated parking spaces.

Boleyn Mews is a cul-de-sac in the Brompton Gardens development, recently built by Berkeley Homes, backing onto Swinley Forest. Nearby schools include Charters, Heathfield, Lambrook, LVS, Papplewick, Ranelagh and St Francis. The nearest train stations are Ascot and Martins Heron where services run to London, Reading and Guildford. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport. Local places of interest include Ascot Racecourse, The Berkshire Golf Club, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Swinley Forest Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park.

EPC rating B. Council Tax band F. Service Charge £880pa.





APPROXIMATE FLOOR AREA
House - 142.00 sq m - 1528 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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