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Oliver Road, *Ascot*

OSBORNE HEATH

A refurbished two double bedroom, two bathroom victorian villa overlooking a green, with driveway parking and a south facing garden, close to Ascot train station and high street.

This characterful property has been updated by the current owner including underfloor heating in the bathrooms, bespoke joinery in the living room and kitchen, new flooring, wiring, roofing, the driveway and a Hive system.

Downstairs there is a formal living room with working gas fire, dining room and a kitchen with a family area leading out to the garden.

Upstairs there are two double bedrooms with built-in wardrobes, a large en suite to the main bedroom with a feature free-standing bath and separate shower, and a shower room for the second bedroom. There is also easy access to a bonus room in the loft, which many of the neighbours have converted into a bedroom.

To the front of the house is driveway parking with the potential for EV charging. There is side access to the rear garden which faces south and has a patio, lawn, decking with lighting and a shed.

Oliver Road is close to Ascot train station where services run to London, 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 D. Council Tax band E.

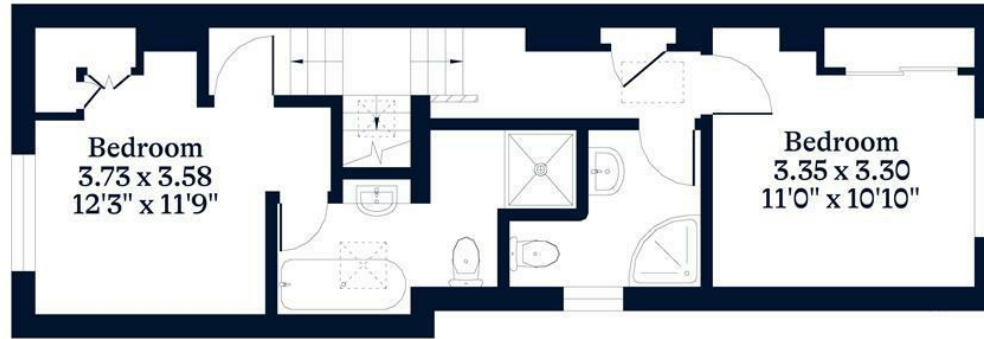




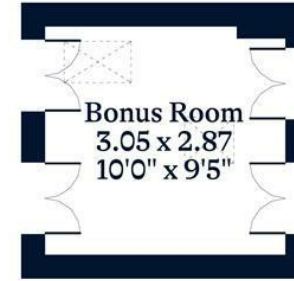
APPROXIMATE FLOOR AREA
House - 102.00 sq m - 1099 sq ft
(Gross Internal Area)



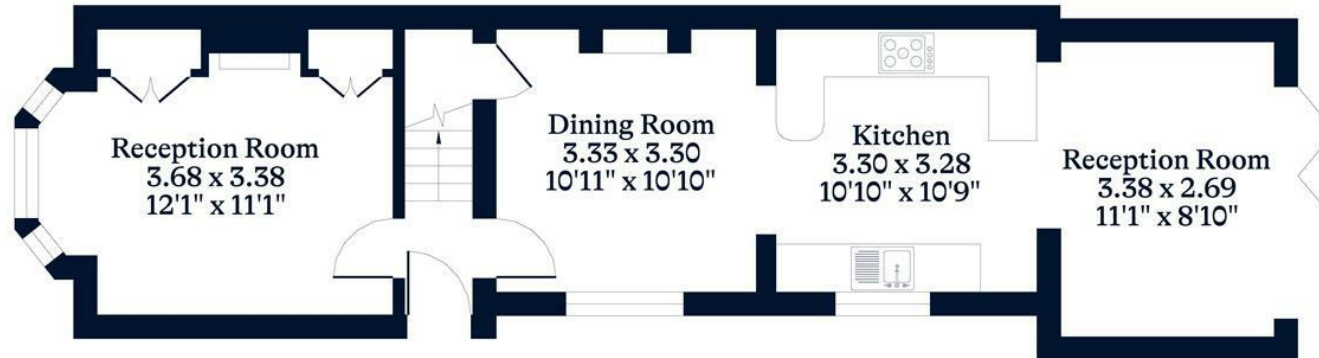
NOT TO SCALE
This plan is for illustration purposes only



First Floor



Second Floor



Ground 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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