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# Queensbury Gardens, *Ascot*

OSBORNE HEATH

# A four double bedroom, three bathroom modern home in a gated development recently built by The Berkeley Group.

The ground floor has a living room, modern kitchen with a full range of Siemens appliances and dining space leading out to the garden.

The first floor has the master bedroom with a walk-in wardrobe and large en suite with a freestanding bath and separate shower, and a second bedroom with walk in wardrobe and an en suite.

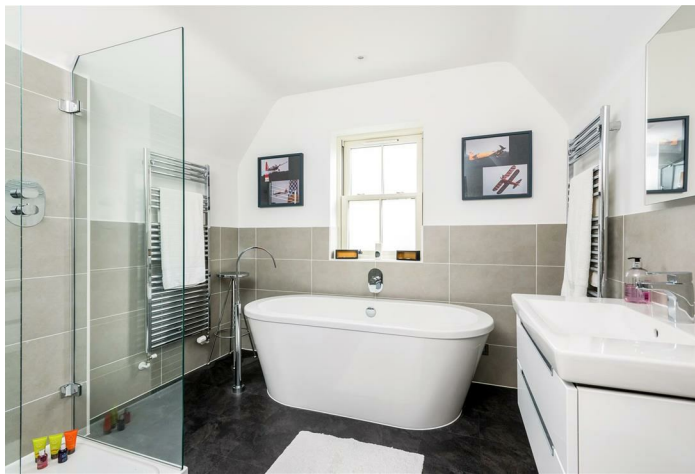
The second floor has two further double bedrooms (one with a separate study area) and a large family bathroom with a walk in shower and freestanding bath.

To the front of the house is allocated parking for two vehicles and to the rear is a beautiful long landscaped garden with side access and a hot tub.

Queensbury Gardens is part of a small, gated development built by Berkeley Homes opposite St Francis Primary School. Other nearby schools include Charters, The Marist, Papplewick, St George's and St Mary's. Local places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Swinley Forest Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park. The nearest station is Ascot (less than 15 minutes walk) where trains run to London Waterloo, Reading and Guildford. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport.


EPC rating B. Council Tax Band G.

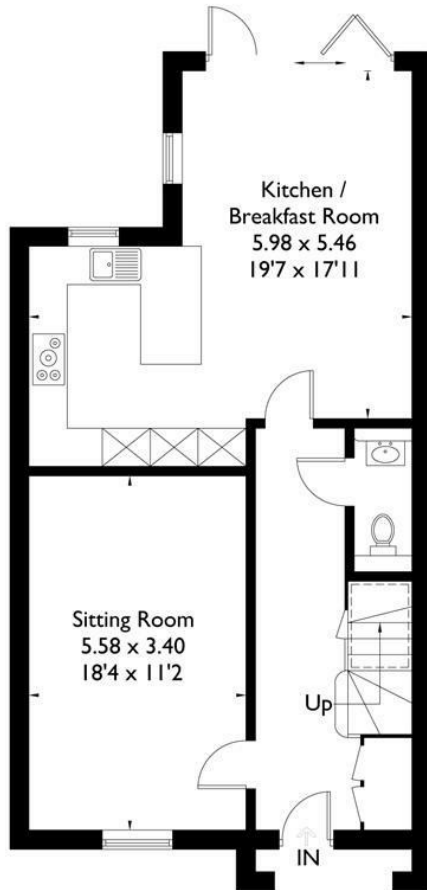




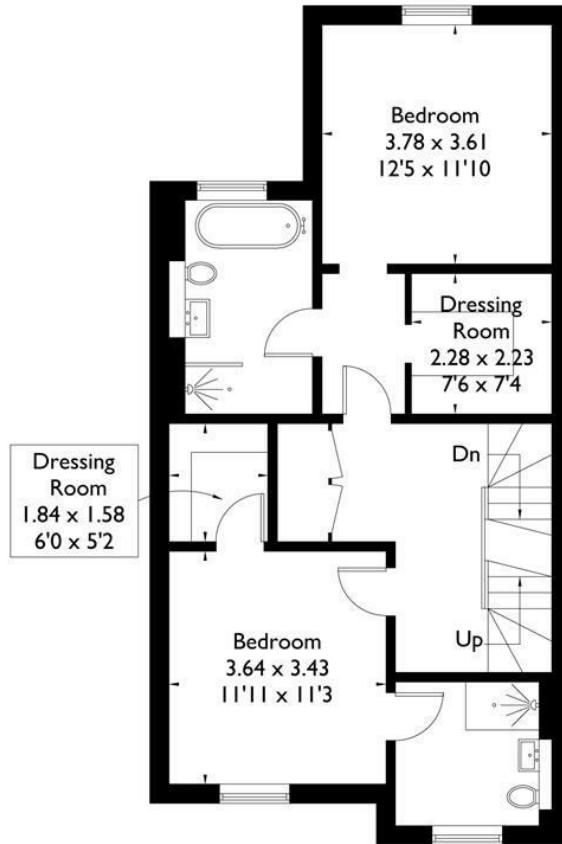
# Queensbury Gardens, Ascot, SL5

Approximate Gross Internal Area = 190.3 sq m / 2048 sq ft  
(Excluding Eaves)

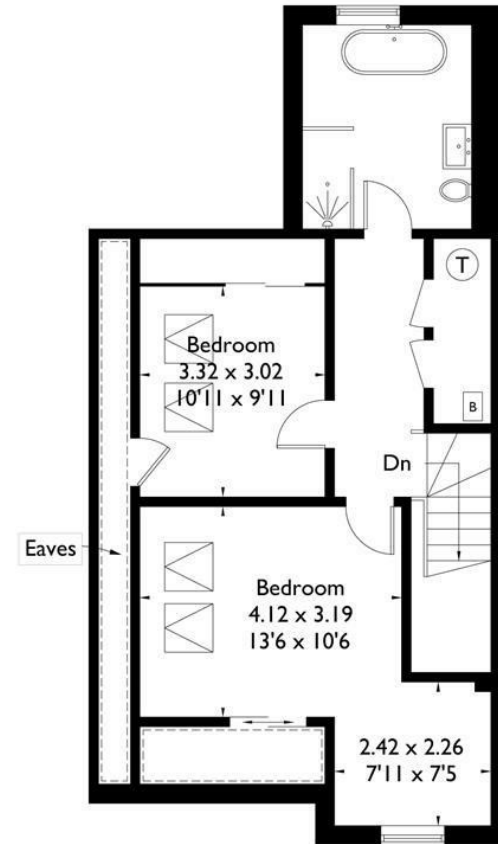
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



Second Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 204632

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.