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# Oliver Road, *Ascot*

OSBORNE HEATH



# A newly refurbished cottage with two double bedrooms and a south facing garden, close to Ascot train station.

Downstairs, there is a front porch, living room with feature fireplace and dining area, new kitchen that leads to the garden, and a bathroom.

Upstairs, there is a double bedroom with built-in wardrobes, a second double bedroom, and a large loft room.

Outside, there is a long front garden, and to the rear there is a south facing garden that includes a large shed, patio, and lawn areas.

This cottage is located on a small part of Oliver Road that overlooks a green. It is close to Ascot train station, where services run to London Waterloo, Reading, and Guildford. The local primary schools are South Ascot Village and St. Francis, and the house is within the Charters catchment area. Some nearby places of interest include Ascot Racecourse, Coworth Park, Legoland, Wentworth Club, Windsor Castle, and Windsor Great Park. By road, Ascot is easily accessible from the M3, M4, M25, and Heathrow Airport.

EPC rating E. Council Tax Band D. Deposit £2,307. Holding Deposit £461. Lease Length 12-24 months.



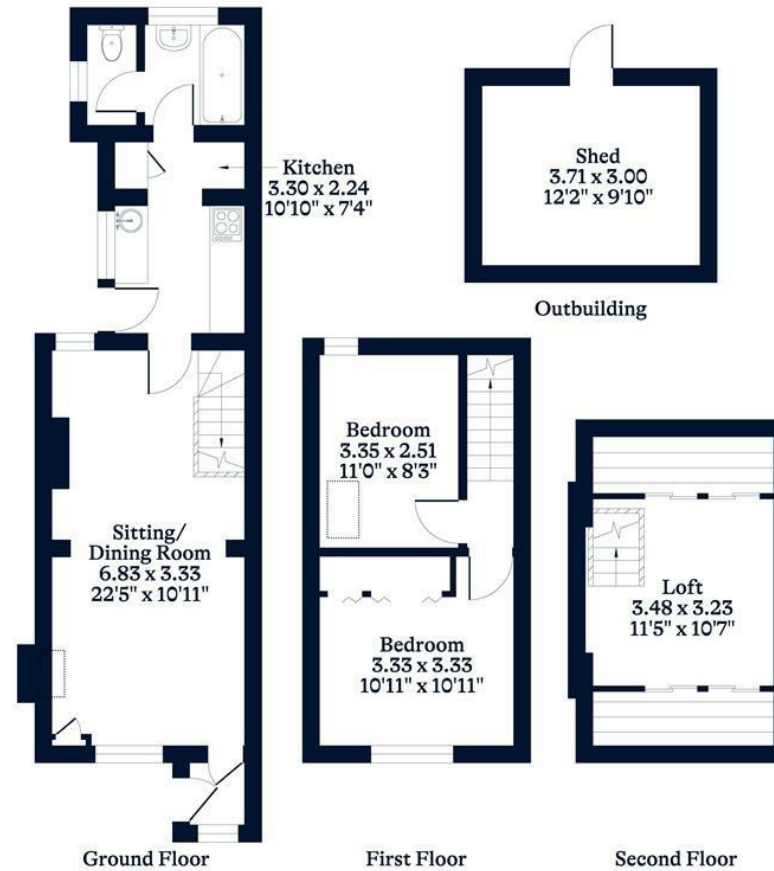




**APPROXIMATE FLOOR AREA**  
House - 78.07 sq m - 840 sq ft  
Outbuilding - 11.11 sq m - 120 sq ft  
Total - 89.18 sq m - 960 sq ft  
(Gross Internal Area)



**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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