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# Edward Mews, *Ascot*

OSBORNE HEATH

# A two bedroom, two bathroom end of terrace house with two allocated parking spaces in a small, private development.

Downstairs there is an open-plan kitchen with living and dining space, plus a downstairs WC.

Upstairs there are two bedrooms with built-in wardrobes, an en suite shower room to the main bedroom, and a bathroom.

Outside there is allocated parking for two vehicles and a communal garden.

Edward Mews is a small development off Kennel Ride. Local places of interest include Ascot Racecourse, The Berkshire Golf Club, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Swinley Forest, Wentworth Club, Windsor Castle and Windsor Great Park. Nearby schools include Ascot Heath, Charters, Cheapside, Cranbourne, LVS, Papplewick and St Francis. The nearest train station is Ascot where services run to London Waterloo, Reading and Guildford. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C. Council Tax band D. Service Charge £200pa.





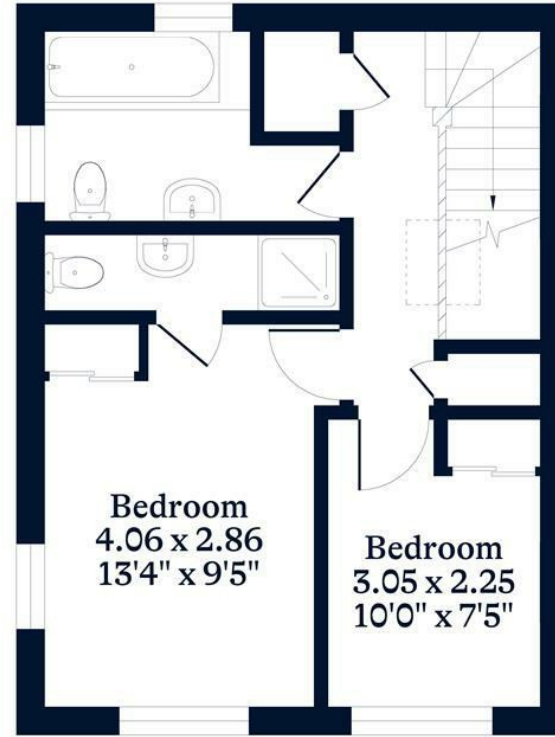
**APPROXIMATE FLOOR AREA**  
House - 71.32 sq m - 768 sq ft  
(Gross Internal Area)



**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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