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# Crown Cottage, *Ascot*

OSBORNE HEATH



# A refurbished period property with an outhouse/studio and driveway parking.

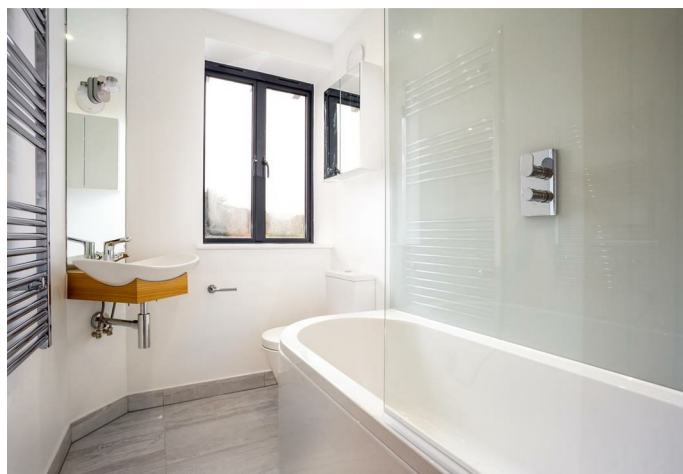
Downstairs is an open plan living room, dining space and modern kitchen with bi-folding doors out to the garden.

Upstairs there is a double bedroom with built-in wardrobes, another double bedroom and a brand new bathroom.

To the front of the house is ample driveway parking, and there is an outhouse which includes its own bathroom, perfect for a studio space or home office.

The property is located close to Ascot Racecourse. 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. Other than Ascot Racecourse other local places of interest include Coworth Park, The Berkshire Golf Club, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Wentworth Club, Windsor Castle.

EPC-C. Council Tax Band-D. Lease Length-6-24 months. Deposit £2,884. Holding Deposit £576.

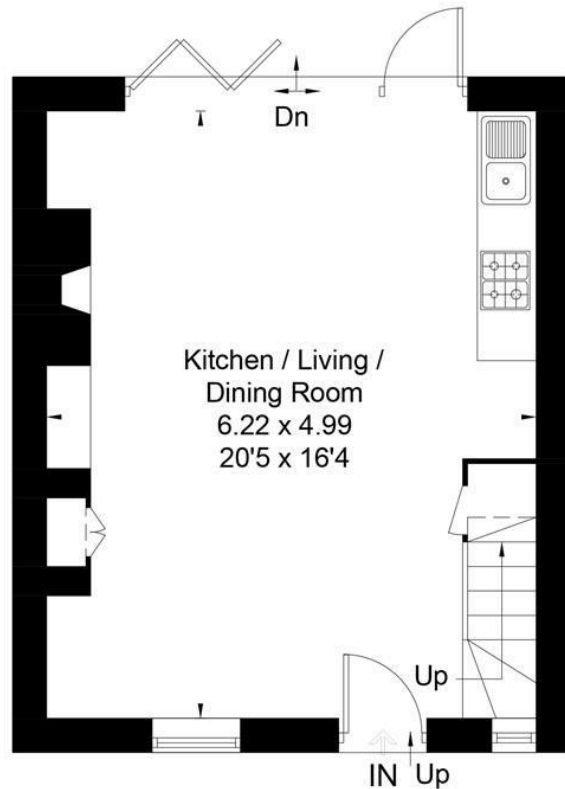




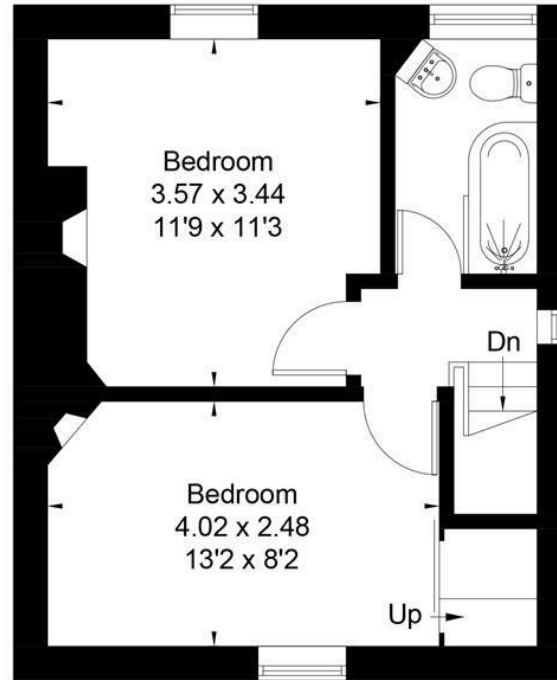




Approximate Area = 63.4 sq m / 682 sq ft  
 Outbuilding = 12.9 sq m / 139 sq ft  
 Total = 76.3 sq m / 821 sq ft  
 Including Limited Use Area (1.2 sq m / 13 sq ft)

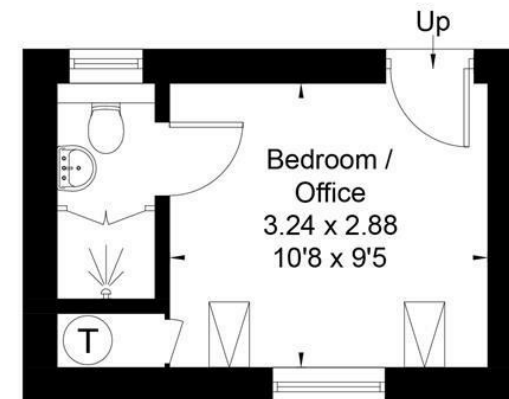


Ground Floor



First Floor

= Reduced head height below 1.5m



Ground Floor - Outbuilding

(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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