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Llanvair Drive, *Ascot*

OSBORNE HEATH

A four bedroom detached family home with a driveway, garage and a large west facing garden in a woodlands setting with potential to extend each side and to the back, subject to planning.

On the ground floor there is a living room, dining room, office, kitchen, utility room, shower room and access to a single garage.

The first floor has the principal bedroom with an en suite, three further bedrooms, study and a family bathroom.

Outside the property has a driveway, garage and side access to the large rear west facing garden.

Llanvair Drive is located south of Ascot High Street. Nearby schools include Charters, Lambrook, The Marist, Papplewick, St Francis, St George's and St Mary's. Local places of interest include Ascot Racecourse, Guards Polo Club, Legoland, Sunningdale Golf Club, Swinley Forest Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park. The nearest station is Ascot where trains 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 F.





APPROXIMATE FLOOR AREA

House - 159.53 sq m - 1717 sq ft

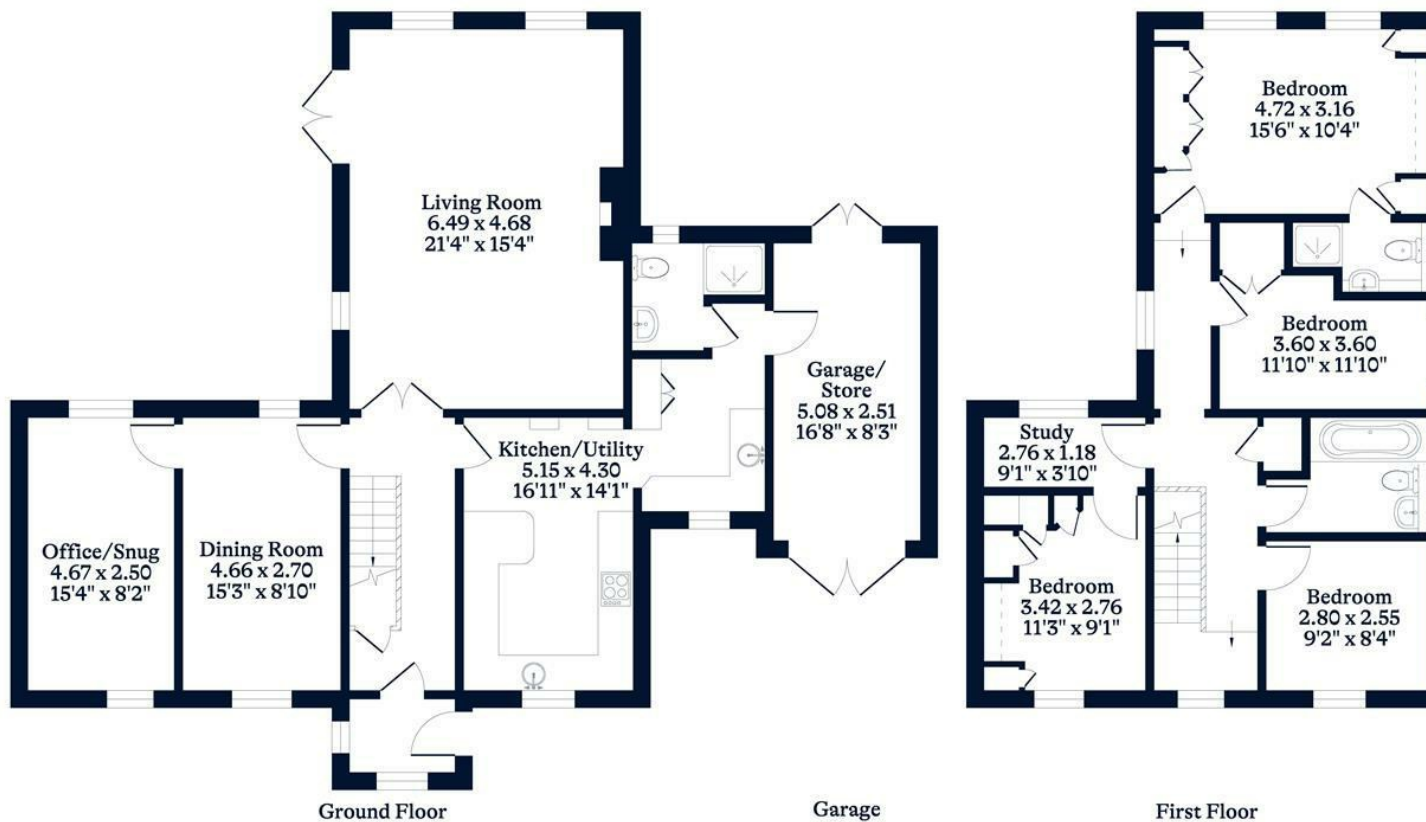
Garage - 12.75 sq m - 137 sq ft

Total - 172.28 sq m - 1854 sq ft
(Gross Internal Area)

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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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