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# Highgrove Avenue, *Ascot*

OSBORNE HEATH

# A three bedroom, three bathroom modern home with a driveway, garage and set in a cul-de-sac.

Downstairs is a living room, modern kitchen with dining space leading out to the south facing garden, storage and a downstairs wc.

Upstairs the first floor has a double bedroom with built-in wardrobes and an en suite shower room, another double bedroom and a bathroom. The top floor has a master bedroom suit with built-in wardrobes.

To the front of the house is driveway parking and a garage with an electrically operated door, and to the rear is a secluded south facing garden.

Highgrove Avenue is a modern development 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, Sunningdale Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park.

EPC rating C. Council Band F





**APPROXIMATE FLOOR AREA**  
House - 132.54 sq m - 1427 sq ft  
(Gross Internal Area)



**NOT TO SCALE**  
This plan is for illustration purposes only



**Ground Floor**



**First Floor**



**Second 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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