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# Blackmoor Wood, *Ascot*

OSBORNE HEATH



# A three bedroom semi-detached family home with a driveway and summer house/office.

On the ground floor the property has a living and dining room with doors leading into the garden and a separate kitchen.

On the first floor is the principal bedroom with built-in wardrobes, two further bedrooms and a modern family bathroom.

Outside the property has driveway parking, a summer house with power that could also be used as a home office, plus side access to a rear garden with decking, lawn and storage shed.

Nearby schools include Ascot Heath, Charters, Heathfield, LVS, Papplewick and St. Francis. The nearest train station is Ascot where services run to London, Reading and Guildford. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport. Nearby places of interest include Ascot Racecourse, The Berkshire Golf Club, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Wentworth Club, Windsor Castle and Windsor Great Park.

EPC rating C . Council Tax band D.







#### APPROXIMATE FLOOR AREA

House - 79.94 sq m - 861 sq ft  
Office - 8.58 sq m - 92 sq ft  
Store - 3.10 sq m - 33 sq ft  
Total - 91.62 sq m - 986 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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