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# Elliott Rise, *Ascot*

OSBORNE HEATH

## A four bedroom, two bathroom detached family home in a cul-de-sac with a driveway and south facing garden.

Downstairs there is a living and dining room, kitchen, utility, family room that could be a study, and downstairs WC.

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

Outside there is a driveway and side access leading to the rear south facing garden.

Elliott Rise is a small cul-de-sac off Prince Andrew Way. 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. Local places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Wentworth Club and Windsor Great Park. Nearby schools include Ascot Heath, Charters, Cheapside, LVS, Papplewick and St. Francis.

EPC rating D. Council Tax band E. Deposit £2,884. Holding Deposit £576.

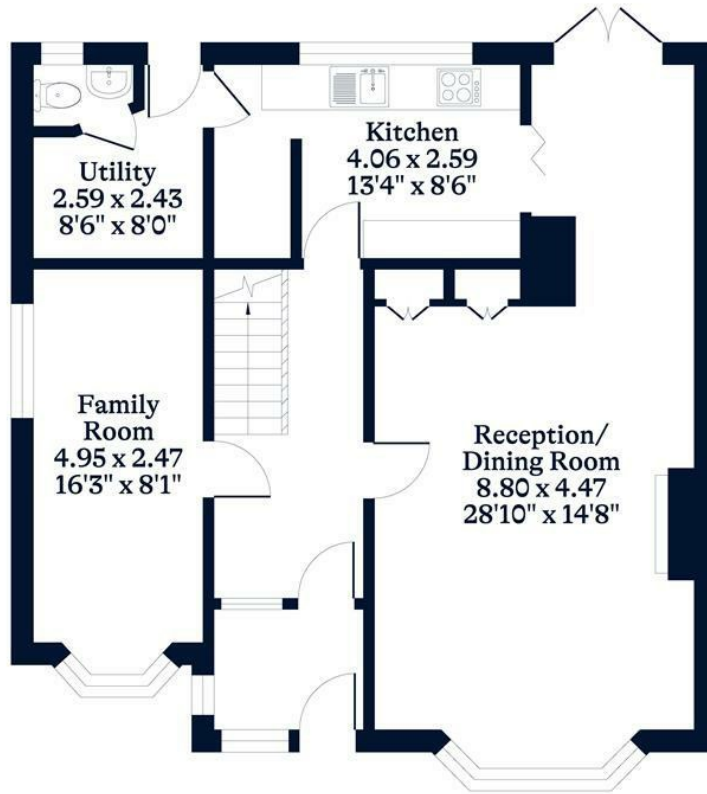




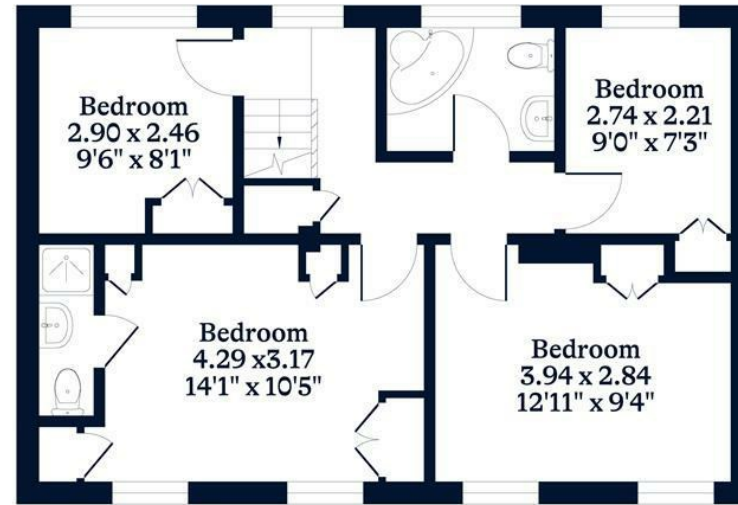
**APPROXIMATE FLOOR AREA**  
House - 131.90 sq m - 1419 sq ft  
(Gross Internal Area)



**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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