

 5  2  2



Lavender Row, *Ascot*

OSBORNE HEATH

A five bedroom, two bathroom semi-detached home with a driveway in a quiet cul-de-sac.

On the ground floor there is a kitchen, dining room, play room and living room with a utility room and a downstairs WC. Both the playroom and living room open out to the garden through double doors.

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

Outside there is a double drive and side access to the rear garden.

Lavender Row is on King Edwards Rise, a small lane close to Ascot Heath Primary School, Mill Ride Golf Club and Ascot Racecourse. Other nearby schools include Charters, Heathfield, Lambrook, LVS, Papplewick and St Francis. Other local places of interest include The Berkshire Golf Club, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Swinley Forest Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park. 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.

EPC rating C. Council Tax band E. Deposit £2,711. Holding Deposit £903.00.

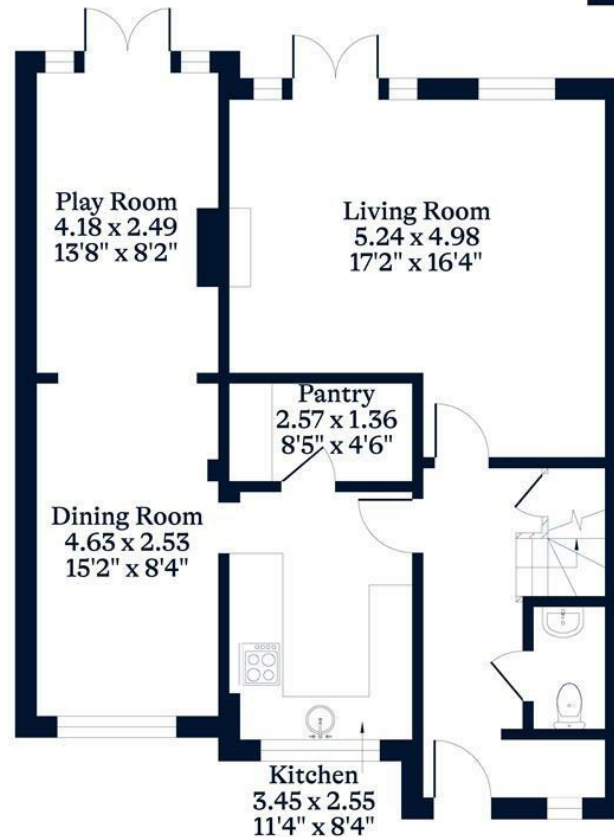




APPROXIMATE FLOOR AREA
House - 138.51 sq m - 1491 sq ft
(Gross Internal Area)



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.

OSBORNEHEATH.CO.UK