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# Saddlers Mews, *Ascot*

OSBORNE HEATH



# A recently extended three double bedroom, three bathroom modern home in a cul-de-sac, with driveway parking and a south facing garden.

Downstairs there is a kitchen with integrated Siemens appliances and a dining area, family room, study, living room leading out to the garden, and a downstairs WC.

The first floor has a principal bedroom with walk-in wardrobe and en suite bathroom, and a second en suite bedroom. The top floor has a double bedroom and a bathroom.

To the front of the house is driveway parking for two vehicles and side access to the rear is a south facing garden. This property also has solar panels.

Saddlers Mews is a small, modern cul-de-sac development. Nearby schools include Ascot Heath, Charters, Heathfield, 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. 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 B. Council Tax band E.



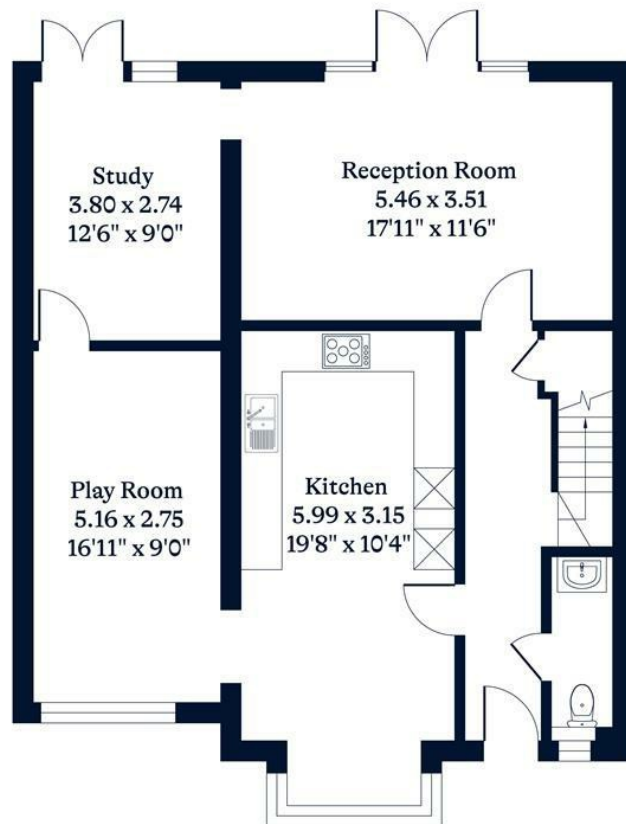




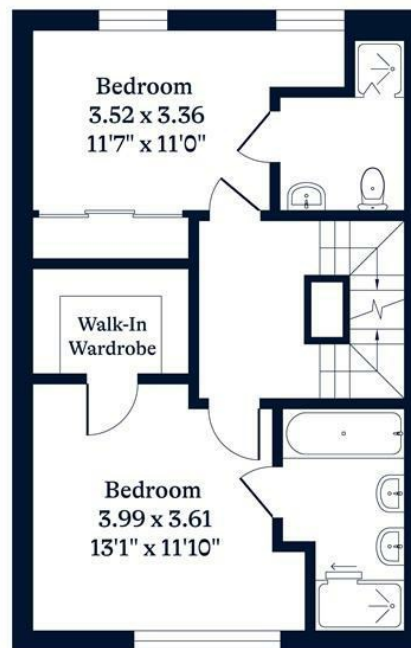
**APPROXIMATE FLOOR AREA**  
House - 159.18 sq m - 1,713 sq ft  
(Gross Internal Area)



**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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