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Lavender Park, Ascot

OSBORNE HEATH

A three double bedroom, three bathroom character property with allocated parking, a garage and separate studio annexe.

On the ground floor is a formal living room with open fire, kitchen with a breakfast bar plus living and dining areas, orangery and a downstairs WC.

The first floor has a principal bedroom with built-in wardrobes and a en suite, two further double bedrooms and a bathroom.

Outside the property has allocated parking, a rear garden and a garage. Above the garage is a self-contained studio with its own front door, kitchenette and shower room.

Lavender Park is off Swinley Road close to The Berkshire Golf Club. Local schools include Charters, Cheapside and St Francis. Private schools include Heathfield, LVS, Papplewick, St George's, St Mary's, Sunningdale and The Marist. Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Sunningdale Golf Club, Swinley Forest, Wentworth Club and Windsor Great Park. Ascot train station runs services to London, Reading and Guildford. Ascot is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C. Council Tax band E.





APPROXIMATE FLOOR AREA

House - 131.32 sq m - 1414 sq ft
Garage - 53.08 sq m - 571 sq ft
Total - 184.40 sq m - 1985 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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