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Bracken Bank, *Ascot*

OSBORNE HEATH

A two double bedroom semi-detached home with a utility room, south facing garden and potential to extend (subject to planning permission).

On the ground floor is a kitchen, utility room and a living room with doors leading out to the garden.

The first floor has two double bedrooms and a modern family bathroom.

Outside the property has a front garden and side access leading to the south facing garden.

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, Swinley Forest, Wentworth Club, Windsor Castle and Windsor Great Park.

EPC rating D. Council Tax band C.



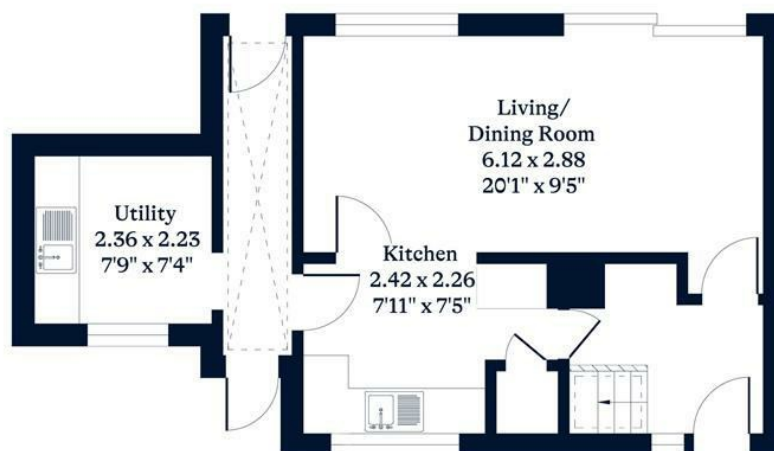


APPROXIMATE FLOOR AREA

House - 74.89 sq m - 806 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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