

 3  2  2



# King Edwards Rise, *Ascot*

OSBORNE HEATH

# A three, two bathroom family home with a driveway and south west facing garden.

On the ground floor there is a modern kitchen, dining and living room leading to a conservatory, and downstairs WC.

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

Outside there is driveway parking for two vehicles and a south west facing 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.

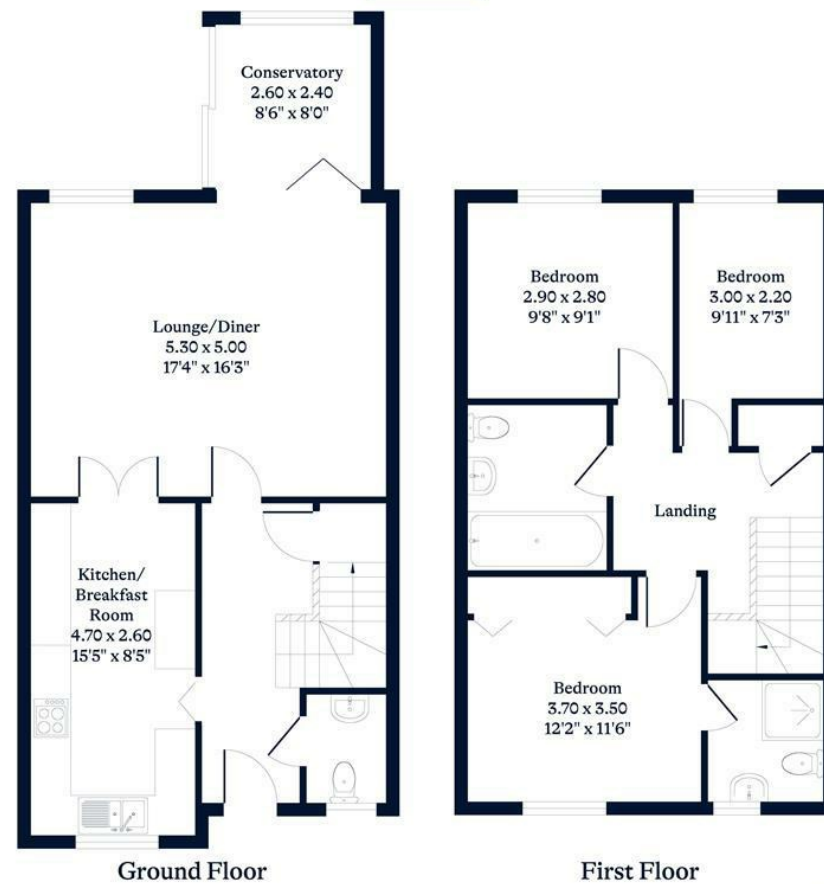
EPC rating C. Council Tax band E.





**APPROXIMATE FLOOR AREA**  
House - 103.50 sq m - 1114 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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