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# New Road, Ascot

OSBORNE HEATH



# An extended three double bedroom family house with a south east facing garden and driveway parking.

Downstairs is a bay fronted living room with original fireplace, dining room, kitchen with breakfast area, utility room and a downstairs WC.

The first floor has the principal bedroom, modern family bathroom and a second double bedroom.

On the second floor is a double bedroom with eave storage.

Outside there is a driveway with an EV charging port and side access to the rear south east facing garden.

New Road is close to Ascot Racecourse and Ascot Heath Infant & Primary School. Other nearby schools include Charters, Cheapside, Cranbourne, 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. Other than Ascot Racecourse other local places of interest include Coworth Park, Guards Polo Club, Legoland, The Lexicon, Wentworth Club, Windsor Castle and Windsor Great Park.

EPC rating D. Council Tax band E.

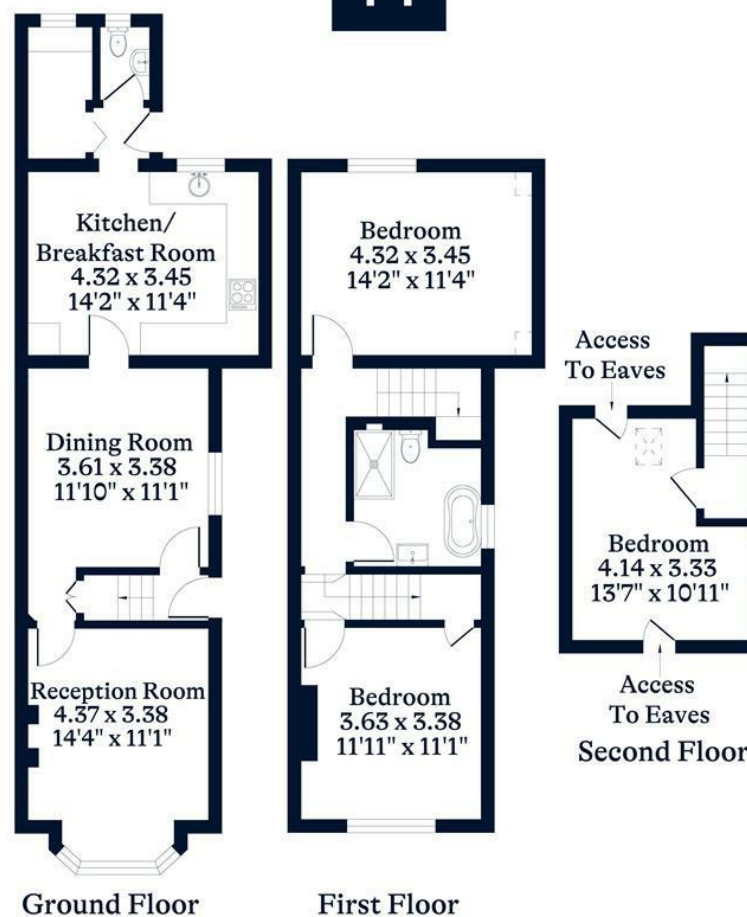






**APPROXIMATE FLOOR AREA**  
House - 110.90 sq m - 1194 sq ft  
(Gross Internal Area)

**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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