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Carroll Crescent, *Ascot*

OSBORNE HEATH

A two double bedroom home close to Ascot train station with driveway parking a long rear garden and no onward chain.

The ground floor has a living room, dining room leading out to the garden, kitchen, utility and a downstairs WC.

Upstairs has two double bedrooms and a family bathroom.

Outside there is driveway parking and side access to a long rear garden with patio and lawn areas.

Bouldish Farm Road is in South Ascot, just 0.1 miles from Ascot train station where services run to London, Reading and Guildford. The local primary schools are South Ascot Village and St. Francis and the house is within Charters catchment area. Nearby places of interest include Ascot Racecourse, Legoland, The Lexicon, Windsor Castle and Windsor Great Park. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating E. Council Tax band D.





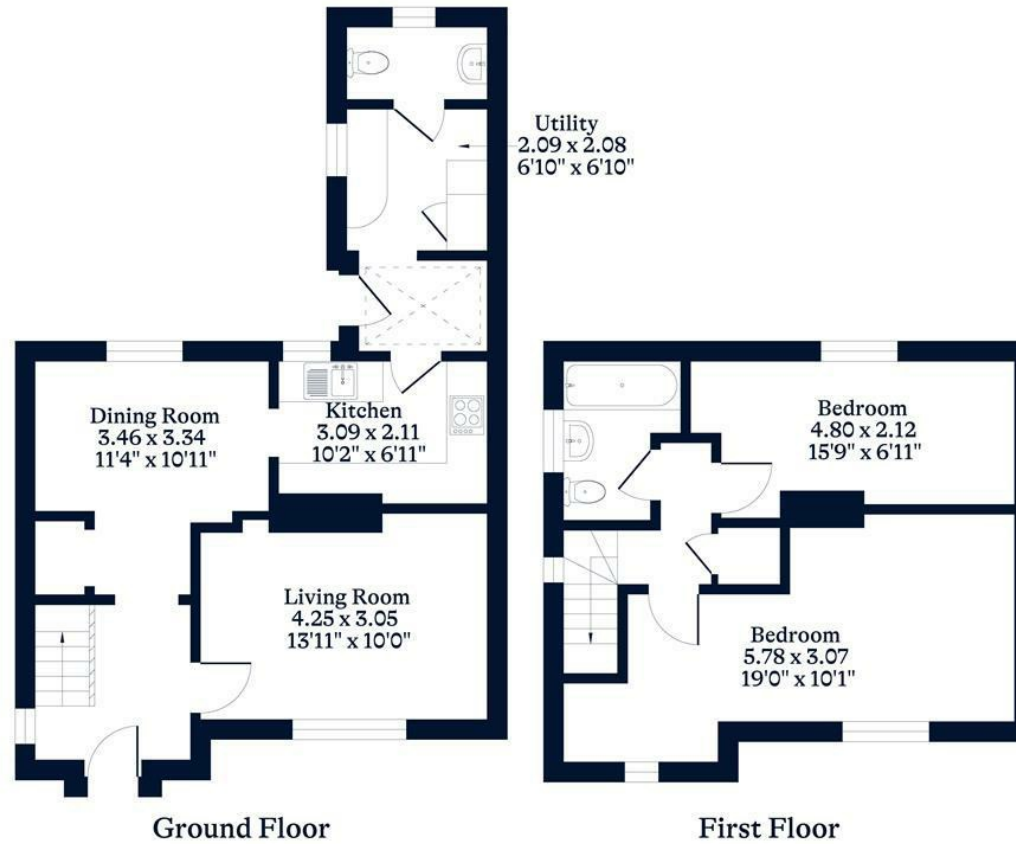
APPROXIMATE FLOOR AREA

House - 84.23 sq m - 907 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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