

 4  3  2



# Victoria Road, *Ascot*

OSBORNE HEATH

# An extended four bedroom, two bathroom character home close to Ascot train station with a driveway and views over local parkland.

On the ground floor there is a living room, dining room, separate kitchen with breakfast bar, conservatory with double doors out to the garden, and a downstairs WC.

On the first floor there is a double bedroom overlooking parkland with built-in wardrobes, two further bedrooms and a modern family bathroom.

The second floor has been converted into the principal bedroom with a Juliet balcony and an en suite with large walk-in shower and feature freestanding bath.

To the front of the house is driveway parking for two vehicles. To the rear is a landscaped garden leading to a summerhouse, currently used as a home office, with power and internet.

Victoria Road is in South Ascot village around a quarter of a mile 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, Wentworth Club, Windsor Castle and Windsor Great Park. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating D. Council Tax band E.





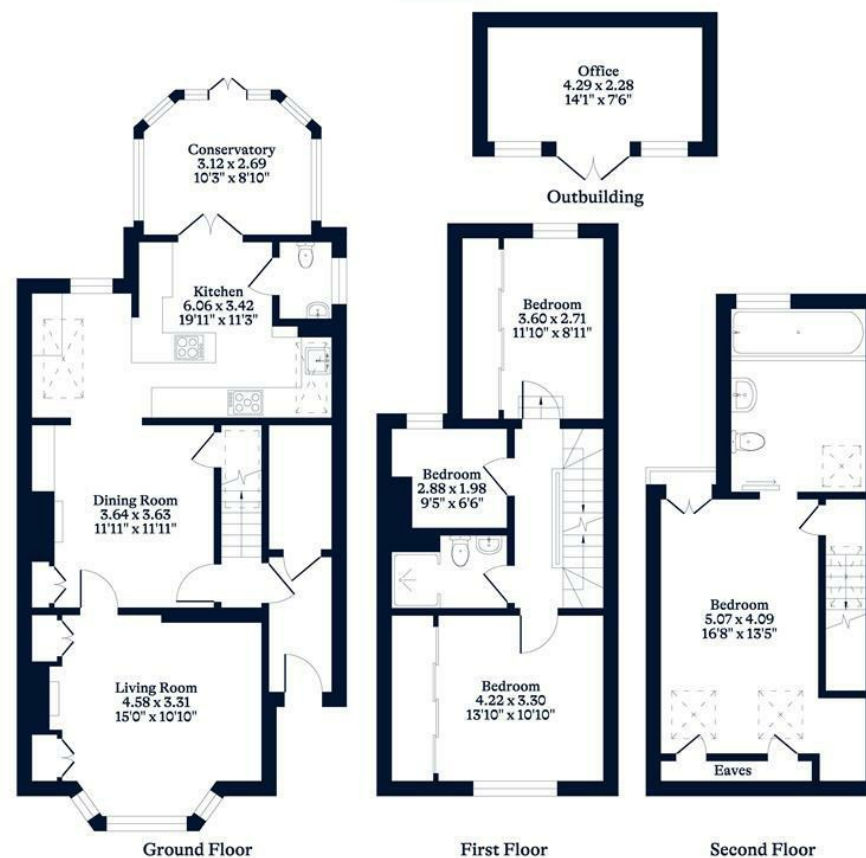
#### APPROXIMATE FLOOR AREA

House - 142.08 sq m - 1529 sq ft  
Outbuilding - 9.78 sq m - 105 sq ft  
Total - 151.86 sq m - 1634 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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