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# The Avenue, Ascot

OSBORNE HEATH

# A newly built five double bedroom, three bathroom detached family home with a double garage, large south facing rear garden and no onward chain.

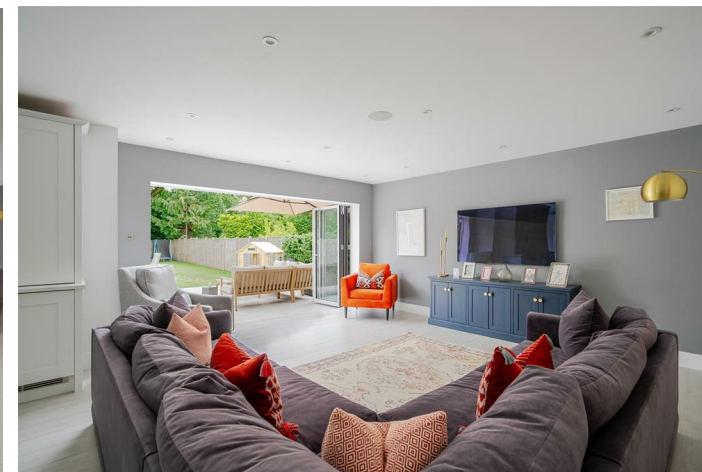
The main room of the house is the kitchen with living and dining areas plus bi-folding doors leading out to the patio and garden. The ground floor also has a formal living room, family room which could also be used as a study, utility room and downstairs WC.

The first floor has the principal bedroom with built-in wardrobes and an en suite, guest room with an en suite, three further bedrooms and a family bathroom,

Outside there is driveway parking, a double garage and side access to a large, south facing rear garden.

Wayside is located off The Avenue, close to Ascot Racecourse. Other nearby 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 and Windsor Great Park. Popular local schools include Bishopsgate, Charters, Cheapside, Hall Grove, Heathfield, Lambrook, LVS, Papplewick, St George's, St Francis, St Mary's, and Sunningdale. The nearest train station is Ascot where trains run to London, Reading and Guildford. Ascot is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating B. Council Tax band H.





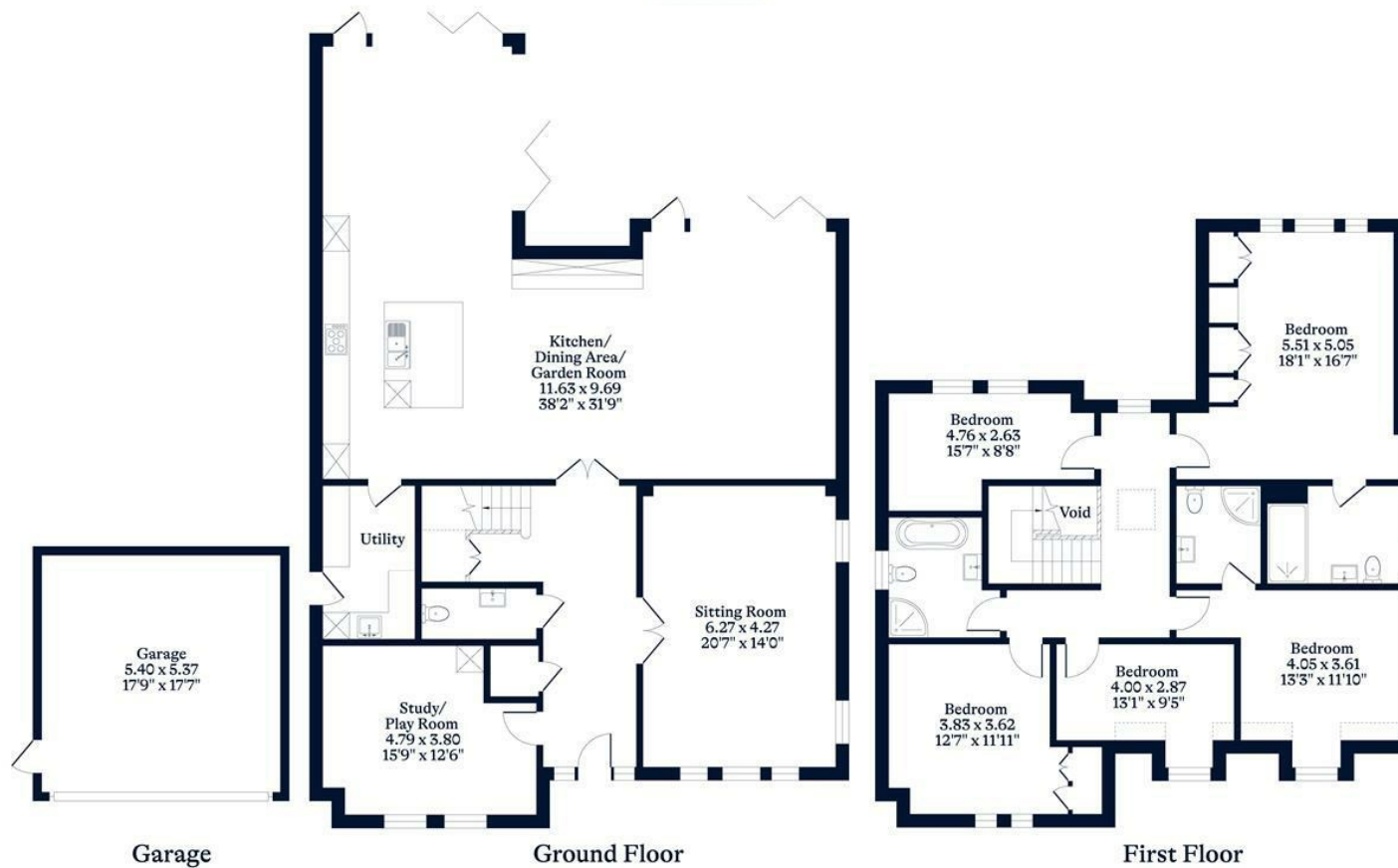
#### APPROXIMATE FLOOR AREA

House - 275.10 sq m - 2961 sq ft  
Garage - 28.90 sq m - 311 sq ft  
Total - 304.00 sq m - 3272 sq ft  
(Gross Internal Area)

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H

#### 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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