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Bowyer Walk, *Ascot*

OSBORNE HEATH

A beautiful four double bedroom family home set in a quiet cul-de-sac with driveway parking and a double garage.

Downstairs there is a living room, modern kitchen with breakfast bar and dining area, study and a downstairs WC.

Upstairs there are four bedrooms, an en suite to the principal bedroom and a family bathroom.

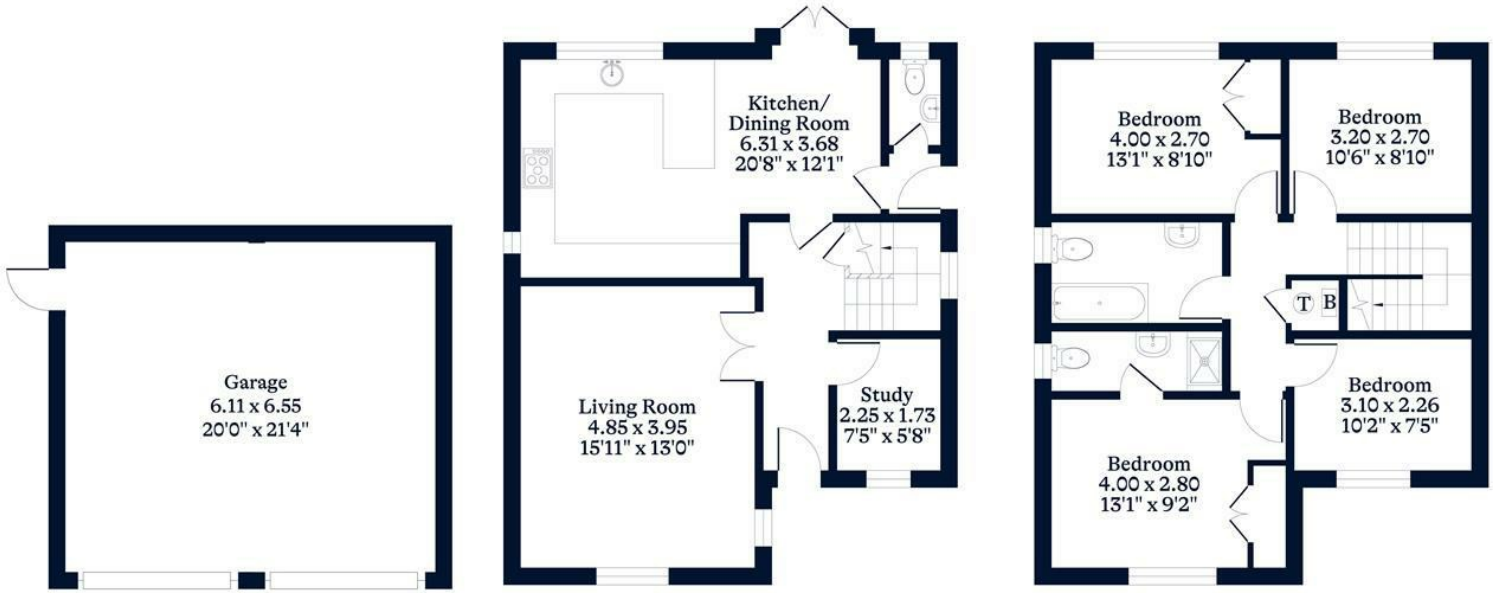
Outside there is driveway parking, a double garage and side access to the rear garden which has decked and lawned areas.

Bowyer Walk is a small cul-de-sac opposite a lake. Nearby schools include Ascot Heath, Charters, Cheapside, Heathfield, LVS, Papplewick and St. Francis. 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. Nearby points of interest include Ascot Racecourse, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Wentworth Club and Windsor Great Park.

EPC rating C. Council Tax band F. Tenancy Length 12 Months. Deposit £4,615. Holding Deposit £923.

APPROXIMATE FLOOR AREA
House - 120.29 sq m - 1295 sq ft
Garage - 40.02 sq m - 428 sq ft
Total - 160 sq m - 1723 sq ft
(Gross Internal Area)

NOT TO SCALE
This plan is for illustration purposes only



Garage | Ground Floor | First Floor

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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