

 3  2  1



Course Road, *Ascot*

OSBORNE HEATH

An extended and refurbished three double bedroom house with a south facing garden opposite Ascot Racecourse.

Downstairs there is a double reception, modern kitchen plus dining area with feature roof lantern and built-in speakers, and a downstairs WC.

The first floor has two bedrooms, built-in speakers and wardrobes in the principal bedroom, and a refurbished bathroom. The top floor has been converted into the third bedroom.

The south facing rear garden has been landscaped and has side access. To the front of the house there is parking used by the residents.

Course Road is a hidden cul-de-sac facing Ascot Racecourse, and within a stones throw of Ascot High Street. Other local places of interest include The Berkshire Golf Club, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Swinley Forest, Wentworth Club, Windsor Castle and Windsor Great Park. Nearby schools include Ascot Heath, Charters, Cheapside, LVS, Papplewick, St Francis and St Georges. 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.

EPC rating D. Council Tax band D.

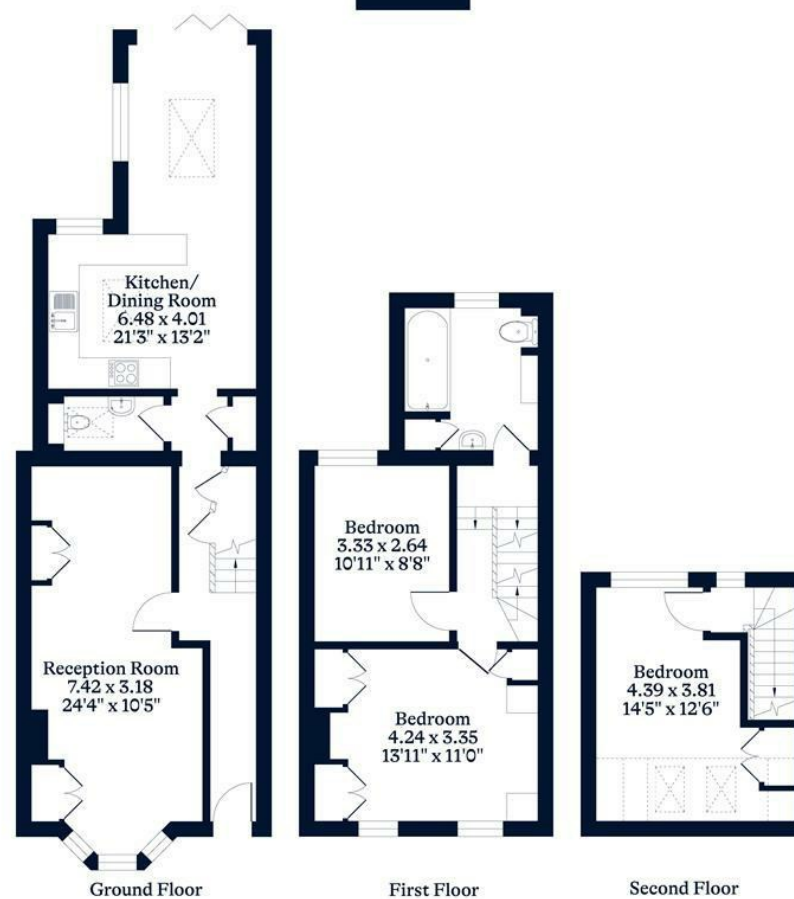




APPROXIMATE FLOOR AREA
House - 109.80 sq m - 1182 sq ft
(Gross Internal Area)



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.

OSBORNEHEATH.CO.UK