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Carnation Drive, *Winkfield Row*

OSBORNE HEATH



# A two bedroom semi-detached home in a small cul-de-sac. with a driveway, garage and west facing garden.

On the ground floor there is a kitchen, living room, and a dining room with bi-folding doors leading out to the garden.

The first floor has the principal bedroom with built-in wardrobes, further bedroom and a bathroom.

Outside the property has a driveway, garage and a west facing garden with rear gated access.

Carnation Drive is off Chavey Down Road. Popular schools including Ascot Heath, Charters, Ranelagh, Garth, St Joseph's. The nearest train stations are Ascot and Martins Heron where services run to London, Reading and Guildford. By road Carnation Drive is convenient for the M3, M4, M25 and Heathrow Airport. Nearby points of interest include Ascot Racecourse, The Berkshire Golf Club, Coworth Park, Legoland, The Lexicon, Wentworth Club, Windsor Castle and Windsor Great Park.

EPC rating D. Council Tax band D.







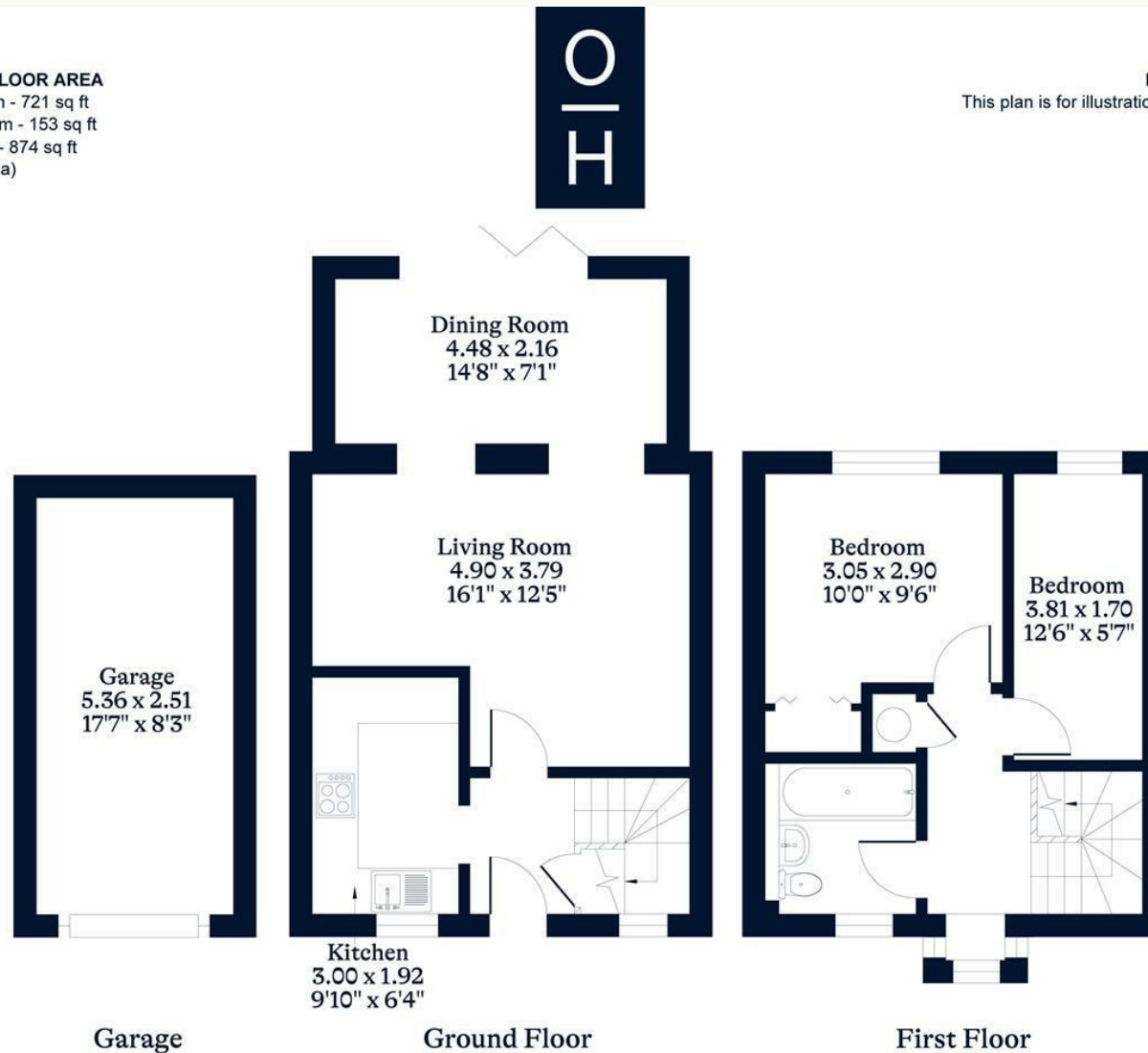


**APPROXIMATE FLOOR AREA**

House - 66.88 sq m - 721 sq ft  
Garage - 14.12 sq m - 153 sq ft  
Total - 81.00 sq m - 874 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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