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# Hurstwood, *Ascot*

OSBORNE HEATH

# A four bedroom, three bathroom detached house in a cul-de-sac with a driveway, double garage and south facing garden.

Downstairs there is a living room, sun room, formal dining room, study, kitchen with dining space, feature roof lantern plus doors out to the garden, utility room, downstairs WC and integral access to the garage.

Upstairs there are two large double bedrooms with en suits and dressing areas, two further bedrooms and a family bathroom.

Outside there is driveway parking, a double garage and a south facing garden.

Hurstwood is a cul-de-sac south of Ascot High Street. Nearby schools include Charters, Cheapside, Hall Grove, Lambrook, The Marist, Papplewick, St Francis, St George's and St Mary's. Local places of interest include Ascot Racecourse, Coworth Park, The Lexicon, Swinley Forest, Wentworth Club and Windsor Great Park. The nearest station is Ascot where trains run to London, Reading and Guildford. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C. Council Tax band G.





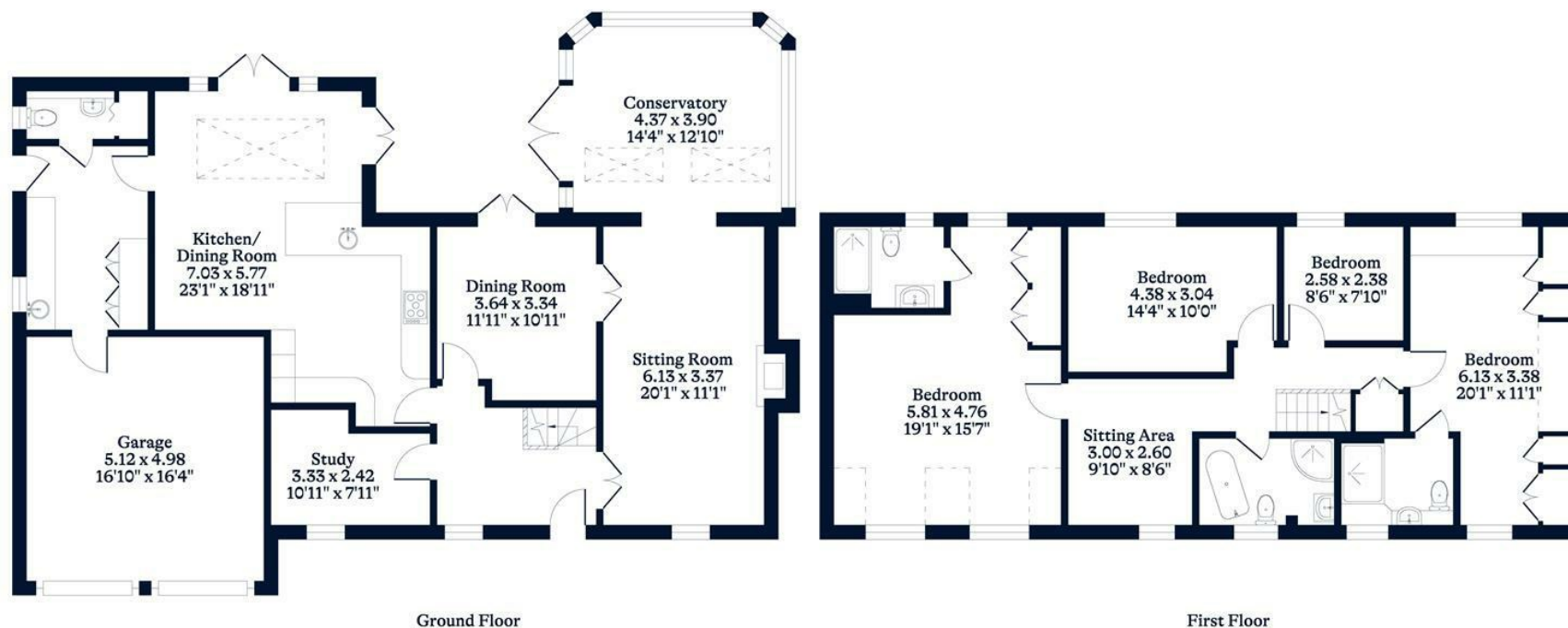
#### APPROXIMATE FLOOR AREA

House - 211.01 sq m - 2271 sq ft  
Garage - 25.49 sq m - 274 sq ft  
Total - 236.50 sq m - 2545 sq ft  
(Gross Internal Area)

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#### 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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