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Cromwell Road, *Ascot*

OSBORNE HEATH

A modern four bedroom, three bathroom detached family home within walking distance of the train station, with a garage, driveway and west facing garden.

On the ground floor is a living room, kitchen with central island, living and dining areas, utility room, integral door to the garage and a downstairs WC.

Upstairs is the principal bedroom with built-in wardrobes and an en suite, guest room with built-in wardrobes and an en suite shower room, two further bedrooms and a family bathroom.

Outside is a driveway, garage for storage and side access to the landscaped west facing garden.

Cromwell Road is in South Ascot village close to Ascot train station where services run to London, Reading and Guildford. The local primary schools are South Ascot Village and St. Francis and the house is within Charters catchment area. Nearby places of interest include Ascot Racecourse, Coworth Park, Legoland, Wentworth Club, Windsor Castle and Windsor Great Park. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating B. Council Tax band G.





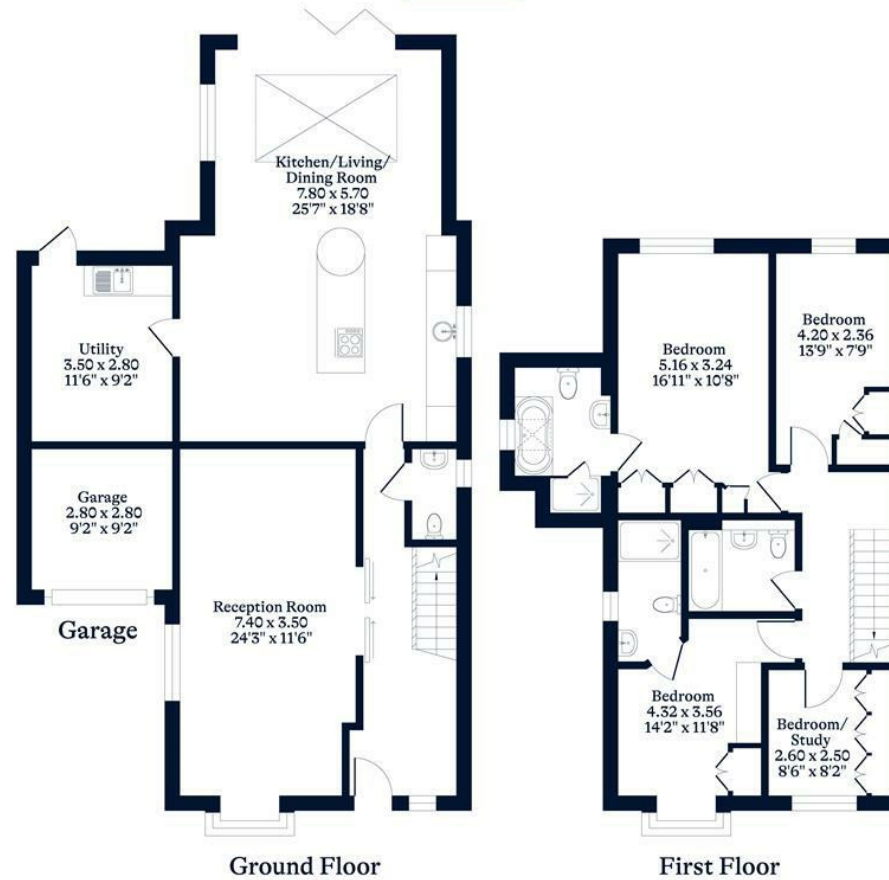
APPROXIMATE FLOOR AREA

House - 154.31 sq m - 1661 sq ft
Garage - 7.84 sq m - 84 sq ft
Total - 162.15 sq m - 1745 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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