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# Audley Way, Ascot

OSBORNE HEATH



# A refurbished three double bedroom, three bathroom link-detached house in a cul-de-sac with a driveway and garage.

Downstairs there is a brand new open-plan kitchen and dining room leading through to a conservatory. There is also a bedroom with en suite shower room and built-in wardrobes.

Upstairs there are two double bedrooms with en suites and built-in wardrobes.

Outside there is driveway parking, a garage, and side access to a rear garden with a patio and lawn.

Audley Way is a popular cul-de-sac in Ascot. Nearby schools include Ascot Heath, Charters, LVS and St Francis. The nearest train station is Ascot where services run to London, Reading and Guildford. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport. Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Swinley Forest, Wentworth Club, Windsor Castle and Windsor Great Park.

EPC rating D. Council Tax band E. Tenancy Length 12-36 Months. Holding Deposit £646. Deposit £3,230.







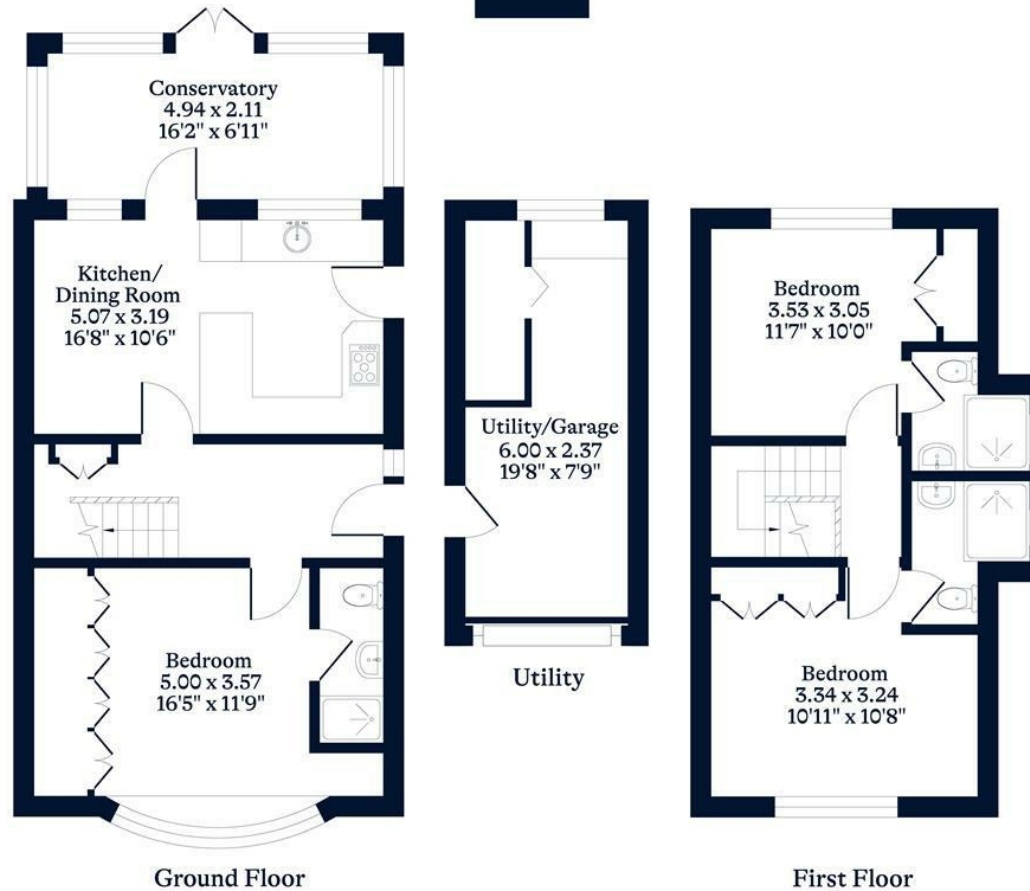
#### APPROXIMATE FLOOR AREA

House - 91.11 sq m - 981 sq ft  
Utility - 14.22 sq m - 153 sq ft  
Total - 105.33 sq m - 1134 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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