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Stanmore Close, *Ascot*

OSBORNE HEATH

A two double bedroom house with a garage in a cul-de-sac close to Ascot train station.

Downstairs there is a living room with dining area, separate kitchen, and a conservatory leading out to the garden.

Upstairs there are two double bedrooms with built-in wardrobes and a shower room.

Outside there is a garden and a garage.

Stanmore Close is a small cul-de-sac close to Ascot train station which has services running 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, The Lexicon, Wentworth Club, Windsor Castle and Windsor Great Park. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C. Council Tax band D.



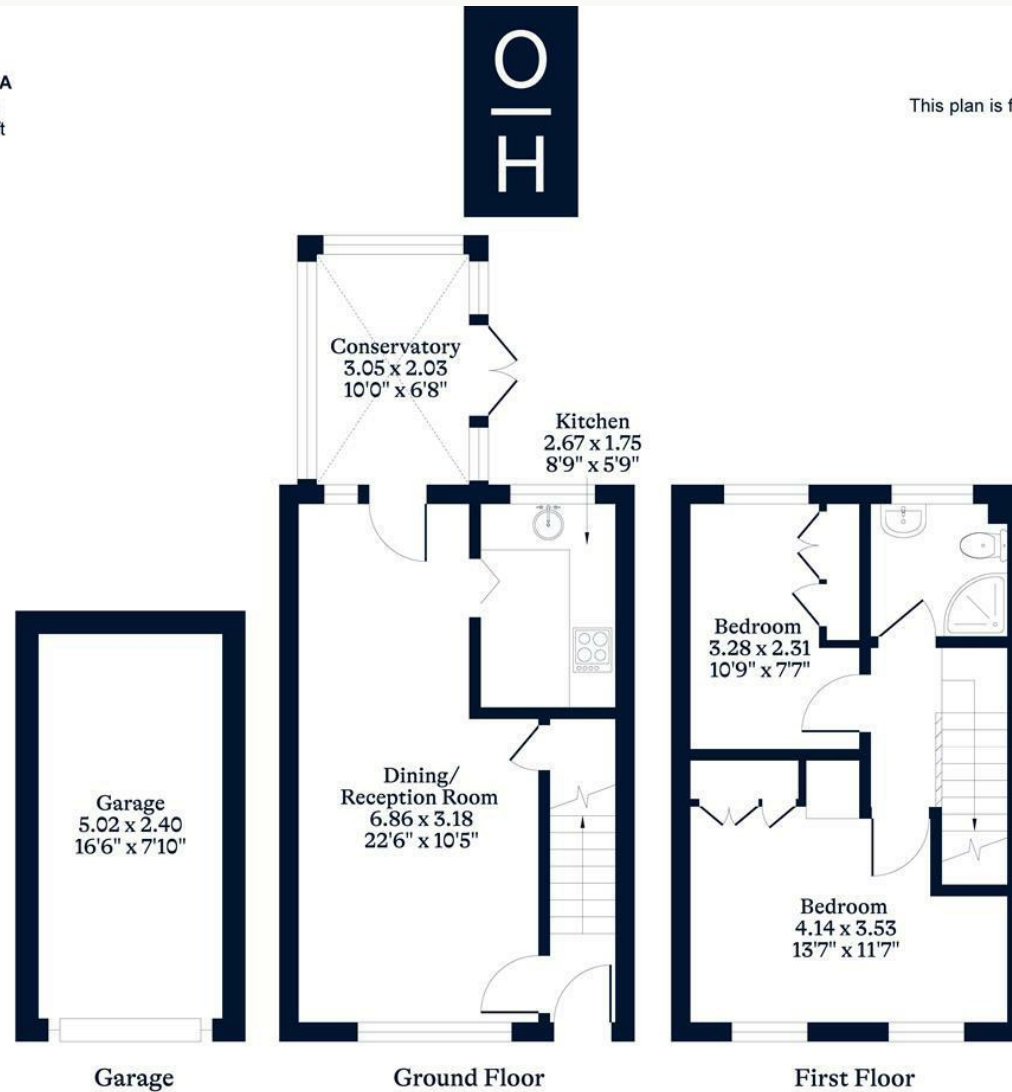


APPROXIMATE FLOOR AREA

House - 64.00 sq m - 691 sq ft
Garage - 12.04 sq m - 130 sq ft
Total - 76.04 sq m - 821 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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