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Gatcombe Crescent, *Ascot*

OSBORNE HEATH

A modern four double bedroom, three bathroom extended townhouse in a cul-de-sac, with a south west facing garden, allocated parking and a garage.

On the ground floor there is a living room, modern kitchen with a large island plus living and dining areas, and a downstairs WC.

On the first floor there is the principal bedroom with built-in wardrobes and an en suite shower room, a second double bedroom and a bathroom.

On the second floor there are two further double bedrooms with built-in wardrobes, and a shower room.

Outside the property has a nicely landscaped south west facing garden, garage and allocated parking. The garden has a studio which is currently used as a gym

Gatcombe Crescent is a small cul-de-sac close to Ascot Racecourse. Nearby schools include Charters, Heathfield, Lambrook, LVS, Papplewick 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. Other than Ascot Racecourse other local places of interest include The Berkshire Golf Club, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Swinley Forest, Wentworth Club, Windsor Castle and Windsor Great Park.

EPC rating C. Council Tax band G. Tenancy Length - 12-36 Months. Deposit £4442 Holding Deposit £888





APPROXIMATE FLOOR AREA
 House - 177.17 sq m - 1907 sq ft
 Garage - 15.79 sq m - 170 sq ft
 Outbuilding - 7.00 sq m - 75 sq ft
 Total - 199.96 sq m - 2152 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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