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# Heathway, Ascot

OSBORNE HEATH

# A brand new five double bedroom, two bathroom detached family home in a cul-de-sac with a driveway and no onward chain.

On the ground floor there is a formal living room, kitchen with feature central island plus living and dining areas, study, utility room and a downstairs WC.

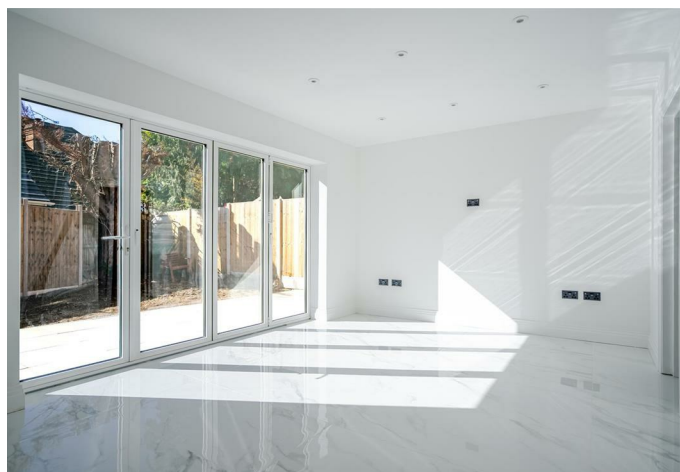
The first floor has three double bedrooms, an en suite shower room to the principal bedroom, and a family bathroom.

The second floor has two rooms which can make good games rooms or additional accommodation.

Outside the property has driveway parking with EV charger, an outbuilding used as storage plus side and rear gardens facing south east and south west.

Heathway is a quite cul-de-sac off King Edwards Road, close to Ascot Racecourse and Ascot Heath Infant & Primary School. Other nearby schools include Charters, Cheapside, Cranbourne, LVS and Papplewick. The nearest train station is Ascot where services run to London Waterloo, 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 Coworth Park, Legoland, The Lexicon, Wentworth Club, Windsor Castle and Windsor Great Park.

EPC rating B. Council Tax band H.







**APPROXIMATE FLOOR AREA**  
House - 145.24 sq m - 1563 sq ft  
(Gross Internal Area)

O  
|  
H

**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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