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Beaufort Gardens, *Ascot*

OSBORNE HEATH

A five bedroom, two bathroom detached house in a cul-de-sac with a driveway, double garage and south facing garden close to Ascot racecourse.

Downstairs there is a living room with dining area, kitchen, utility room, four bedrooms and a family bathroom.

Upstairs there is a mezzanine level with a study, double bedroom and bathroom.

Outside there is driveway parking for several vehicles, a double garage and side access to the south facing rear garden.

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. Local places of interest include Ascot Racecourse, The Berkshire Golf Club, Coworth Park, Guards Polo Club, Legoland, Sunningdale Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park.

EPC rating C. Council Tax band G.



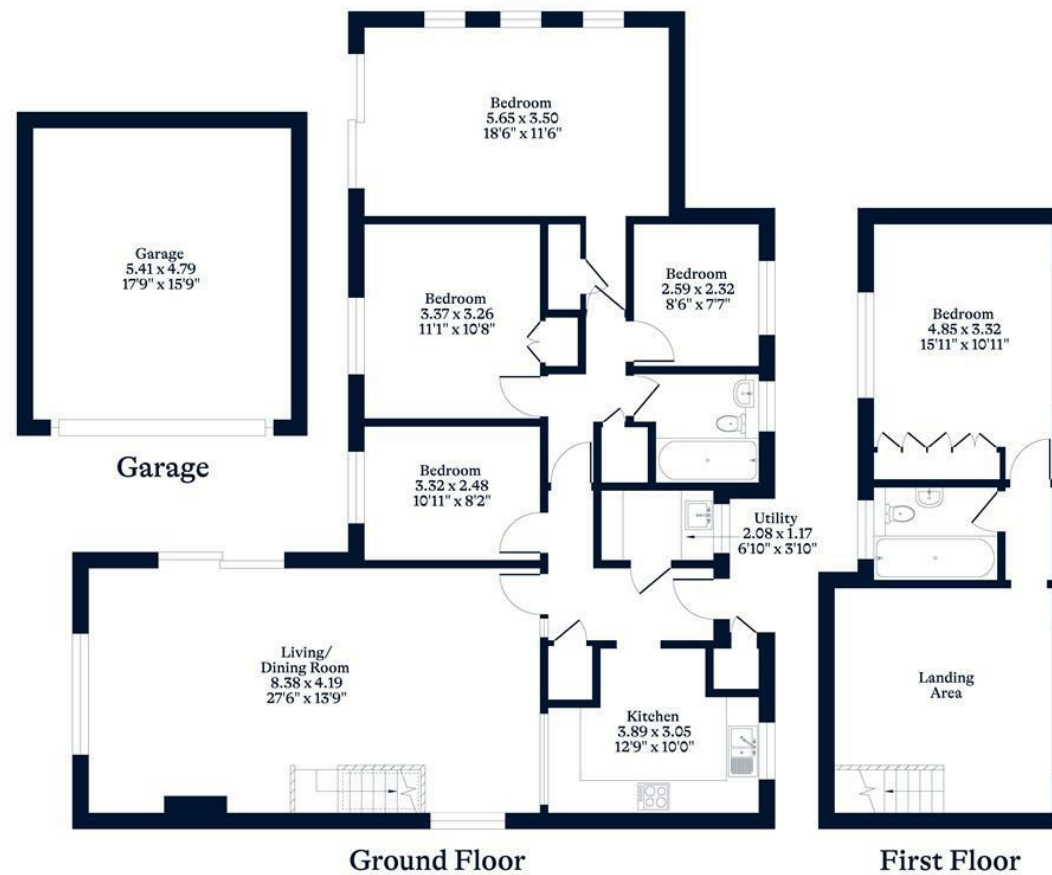


APPROXIMATE FLOOR AREA

House - 160.56 sq m - 1728 sq ft
Garage - 25.91 sq m - 279 sq ft
Total - 186.47 sq m - 2007 sq ft
(Gross Internal Area)

NOT TO SCALE

This plan is for illustration purposes only



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This floor plan has been created by Property Shoot Ltd following the RICS code of measuring and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. Details shown on this floorplan, including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon.

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