

 6  6  6



Prince Albert Drive, *Ascot*

OSBORNE HEATH

A six bedroom, six bathroom detached home with a gated in and out driveway, double garage and large west facing garden.

Downstairs there is a large entrance hall, formal living room, kitchen with living and dining areas plus central island with bi-folding doors out to the garden, dining room, study, playroom, utility room and a downstairs WC.

The first floor has the principal bedroom with a dressing room and large en suite. There are three further double bedrooms, two of them with en suite shower rooms, and a family bathroom.

On the second floor are two double bedrooms with en suite shower rooms.

Outside there is a gated in and out driveway, double garage and access to a large west facing garden.

Prince Albert Drive is a cul-de-sac close to Ascot Racecourse. Local state schools include Charters, Cheapside and St Francis. Private schools include Hall Grove, Heathfield, Lambrook, LVS, Papplewick, St George's, St Mary's, Sunningdale and The Marist.

Other than Ascot Racecourse, nearby places of interest include Buttersteap Rise, The Berkshire Golf Club, Coworth Park, Guards Polo Club, The Lexicon, Sunningdale Golf Club, Swinley Forest, Wentworth Club and Windsor Great Park. Ascot train station runs services to London, Reading and Guildford. Ascot is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C. Council Tax band G.





APPROXIMATE FLOOR AREA

House - 349.10 sq m - 3758 sq ft

Garage - 40.60 sq m - 437 sq ft

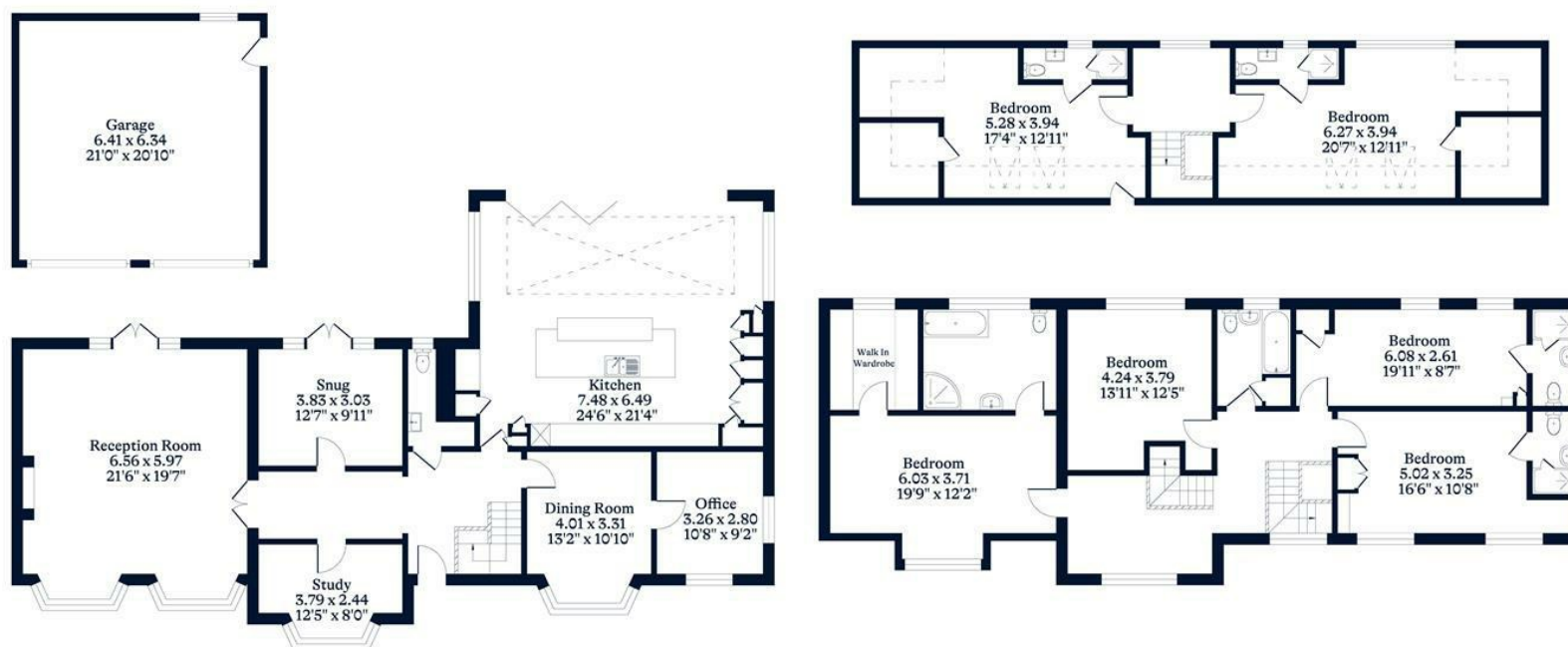
Total - 389.70 sq m - 4195 sq ft

(Gross Internal Area)

OH

NOT TO SCALE

This plan is for illustration purposes only



OSBORNEHEATH.CO.UK

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.

©PROPERTYSHOOT