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Brook Avenue, *Ascot*

OSBORNE HEATH

A three bedroom townhouse with a south facing garden, driveway and garage set in a gated cul-de-sac development within walking distance to the train station. No onward chain.

On the ground floor is the study which could also be used as a fourth bedroom, garage, downstairs WC and utility room leading out to the south facing garden.

On the first floor is the kitchen with dining area, living room and a WC.

The second floor has the principal bedroom with built-in wardrobes and an en suite, two further bedrooms with built-in wardrobes, and a family bathroom.

Outside the property is set in a gated development and has a driveway, garage and side access to a south facing rear garden.

Brook Avenue is a cul-de-sac in a gated development next to Ascot High Street and Racecourse. Other nearby places of interest include The Berkshire Golf Club, Guards Polo Club, The Lexicon, Sunningdale Golf Club, Swinley Forest, Wentworth Club, Windsor Castle and Windsor Great Park. The nearest train station is Ascot where trains run to London, Reading and Guildford. Ascot is also convenient for the M3, M4, M25 and Heathrow Airport. Nearby schools include Charters, Heathfield, Lambrook, LVS, Papplewick and St Francis.

EPC rating C. Council Tax band F. Service Charge £300pa.





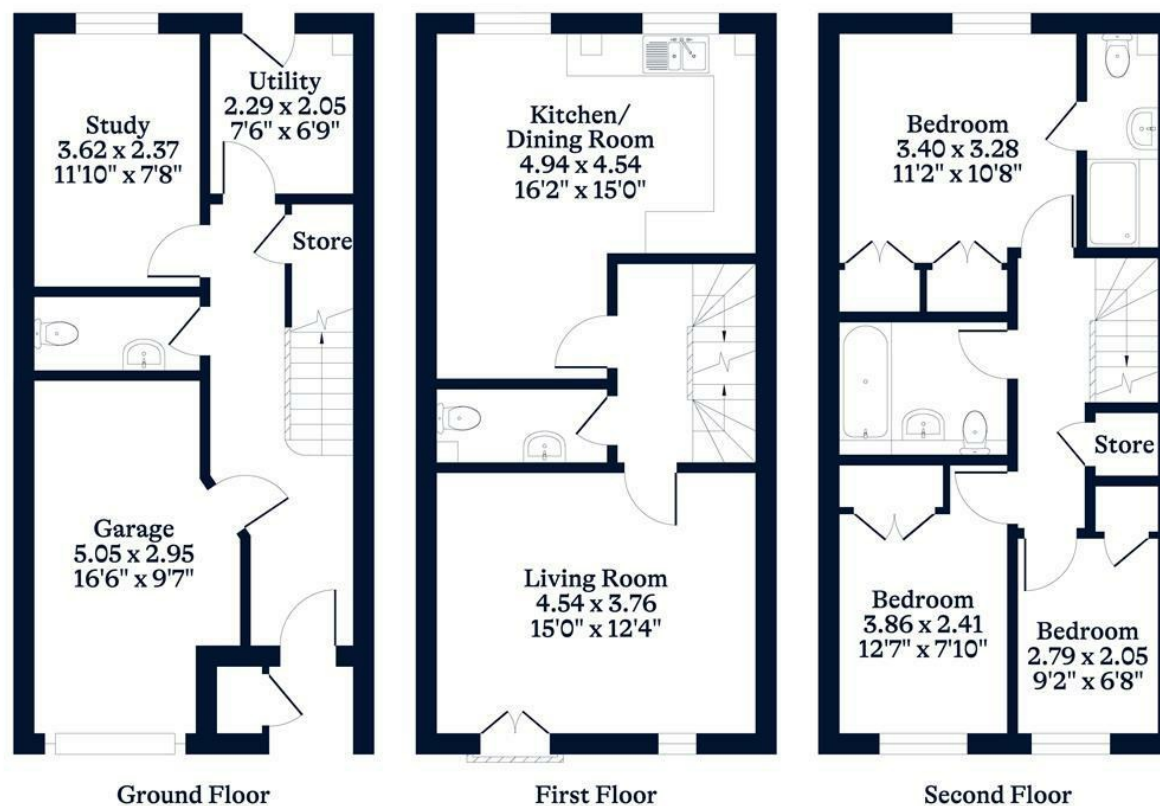
APPROXIMATE FLOOR AREA

House - 120.53 sq m - 1297 sq ft
Garage - 14.13 sq m - 152 sq ft
Total - 134.66 sq m - 1449 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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