

THO



**Bowyer Walk, Ascot**  
Guide Price £800,000

**OSBORNE HEATH**



On the ground floor there is the kitchen with a breakfast area, living room, dining room with doors leading out to the garden and a utility room with access to the garage.

The first floor has the principal bedroom with built-in wardrobes and en suite, further double bedroom with built-in wardrobes and a third bedroom which is currently set up as the study.

The second floor has two double bedrooms and a modern Jack and Jill bathroom.

Outside the property has a driveway, garage and a landscaped rear garden.

Nearby schools include Ascot Heath, Charters, Heathfield, 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. Nearby points of interest include Ascot Racecourse, The Berkshire Golf Club, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park.

# Bowyer Walk

Ascot

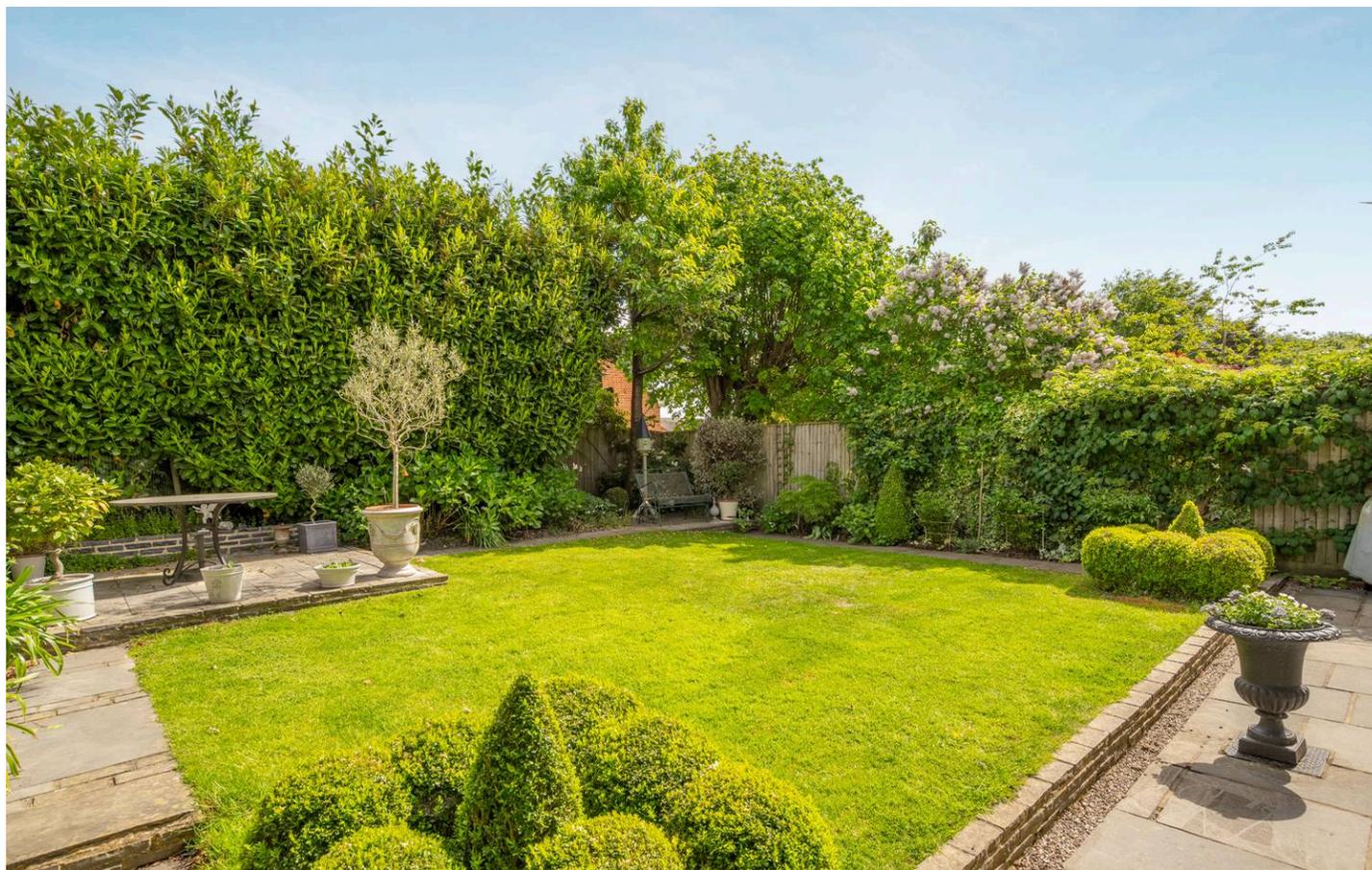
- Five Bedrooms
- Three Bathrooms
- Two Receptions
- Utility Room
- Close To Shops
- Driveway
- Garage
- No Onward Chain

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

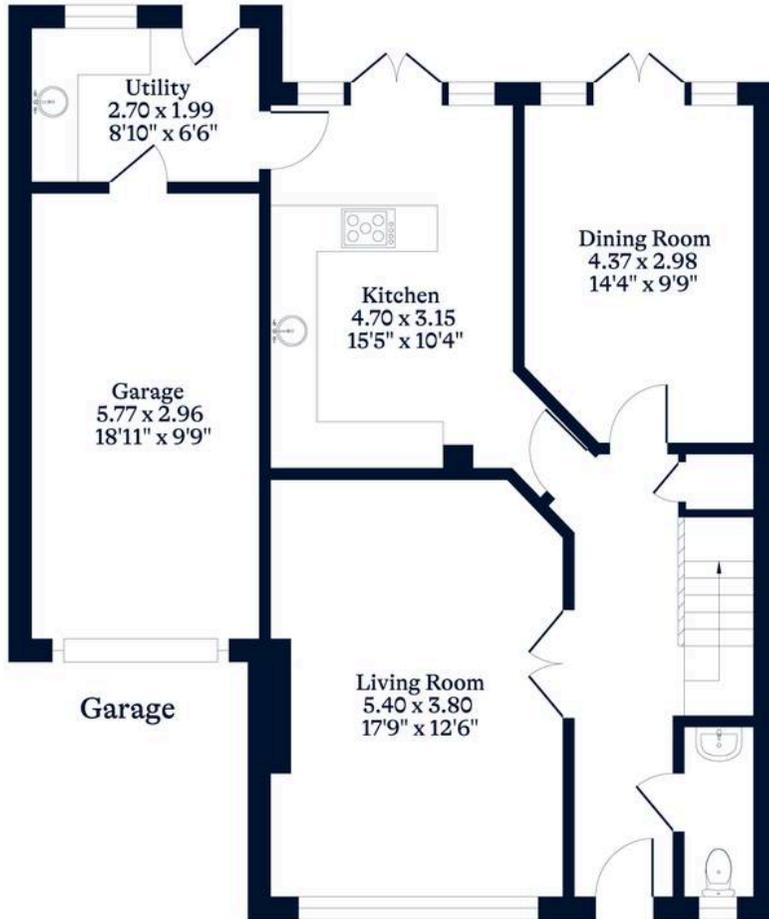
EPC Environmental Impact Rating: C



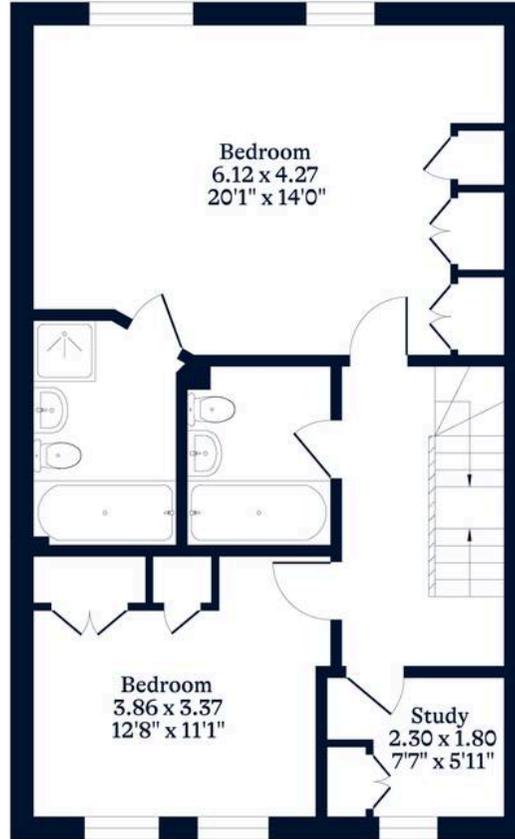


**APPROXIMATE FLOOR AREA**  
House - 184.90 sq m - 1990 sq ft  
Garage - 17.07 sq m - 184 sq ft  
Total - 201.97 sq m - 2174 sq ft  
(Gross Internal Area)

**NOT TO SCALE**  
This plan is for illustration purposes only



Ground Floor



First Floor



Second Floor

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.