



110

Church Road, Ascot
Guide Price £795,000

OSBORNE HEATH



Downstairs there are living and dining areas with working fireplaces, a modern kitchen including a wine cooler and hot water tap, utility area and a downstairs WC.

On the first floor there are three bedrooms and a modern family bathroom.

The second floor has a principal bedroom suite with walk-in wardrobes, a modern en suite, air conditioning and Velux windows.

Outside there is driveway parking and side access to a rear garden with lawn and patio areas.

Church Road a small road in-between Lyndhurst Road and Victoria Road, just a few hundred yards from Ascot Station where trains run to London , Reading and Guildford. The house is within the Charters School catchment area and nearby primary schools include St. Francis and South Ascot Village. Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Wentworth Club and Windsor Great Park. Ascot is also convenient for the M3, M4, M25 and Heathrow Airport.

Church Road

Ascot

- Four Bedrooms
- Two Bathrooms
- Modern Kitchen
- Semi-Detached
- Driveway
- Character
- Downstairs WC
- Close To Station
- Close To Shops
- Close To Park

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

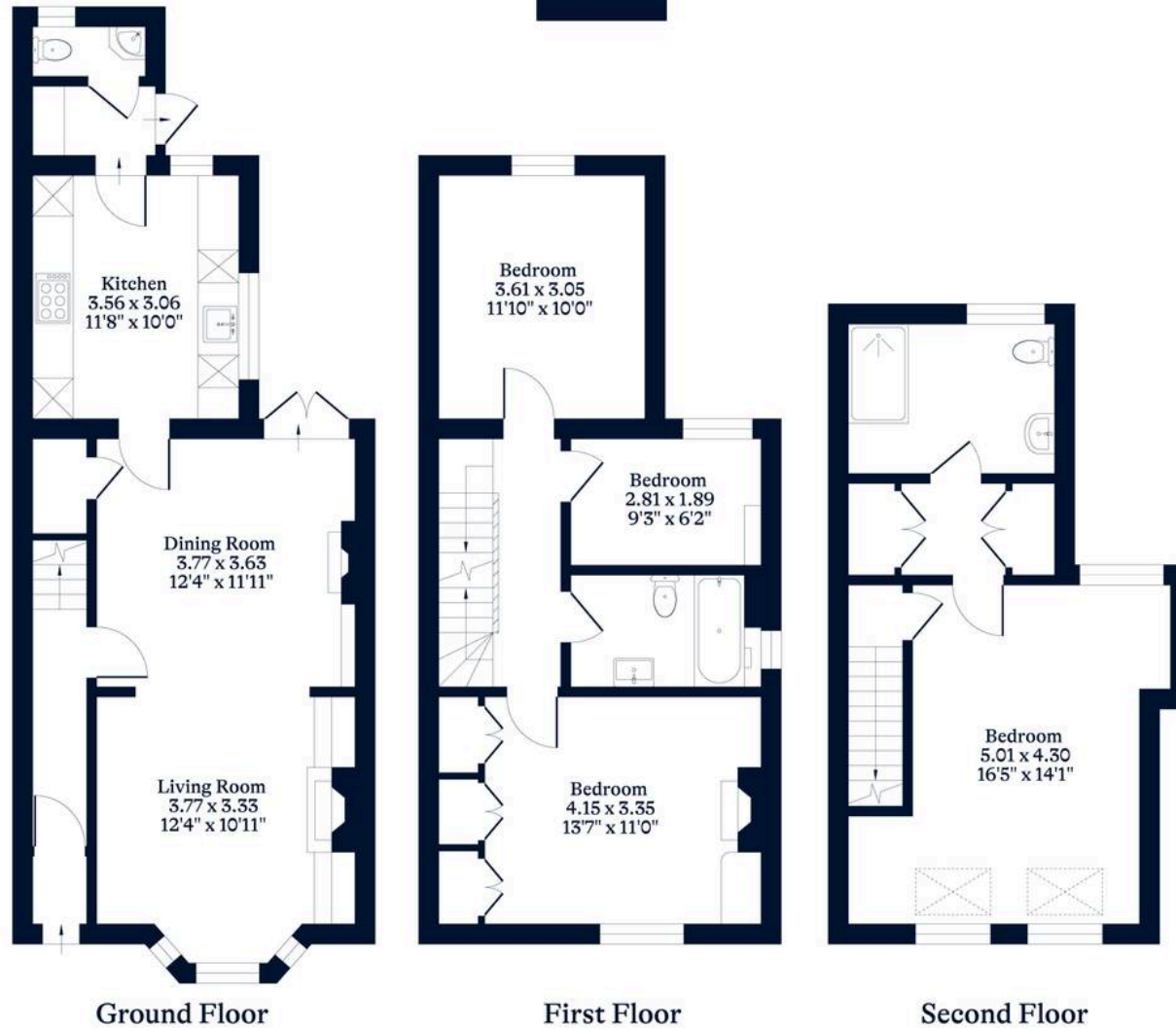
EPC Environmental Impact Rating: E



APPROXIMATE FLOOR AREA
House - 130.87 sq m - 1409 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.