

O|H



Fernbank Road  
Ascot

Guide Price £525,000

OSBORNE HEATH



The ground floor has a modern kitchen, living and dining areas and a downstairs WC.

The first floor has two bedrooms and a large bathroom, and the top floor has an en suite bedroom.

Outside is a rear garden which has access to the carport.

Nearby schools include Ascot Heath, Charters, Heathfield, LVS, Papplewick and St. Francis. The nearest train station is Ascot where services run to London Waterloo, Reading and Guildford. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport. Nearby points of interest include Ascot Racecourse, Swinley Forest, Guards Polo Club, Legoland, Sunningdale Golf Club, The Berkshire Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park.

# Fernbank Road

Ascot

- Three Bedrooms
- Two Bathrooms
- Semi- Detached
- Open Plan
- Modern
- Car Port
- Walking Distance to Shops

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

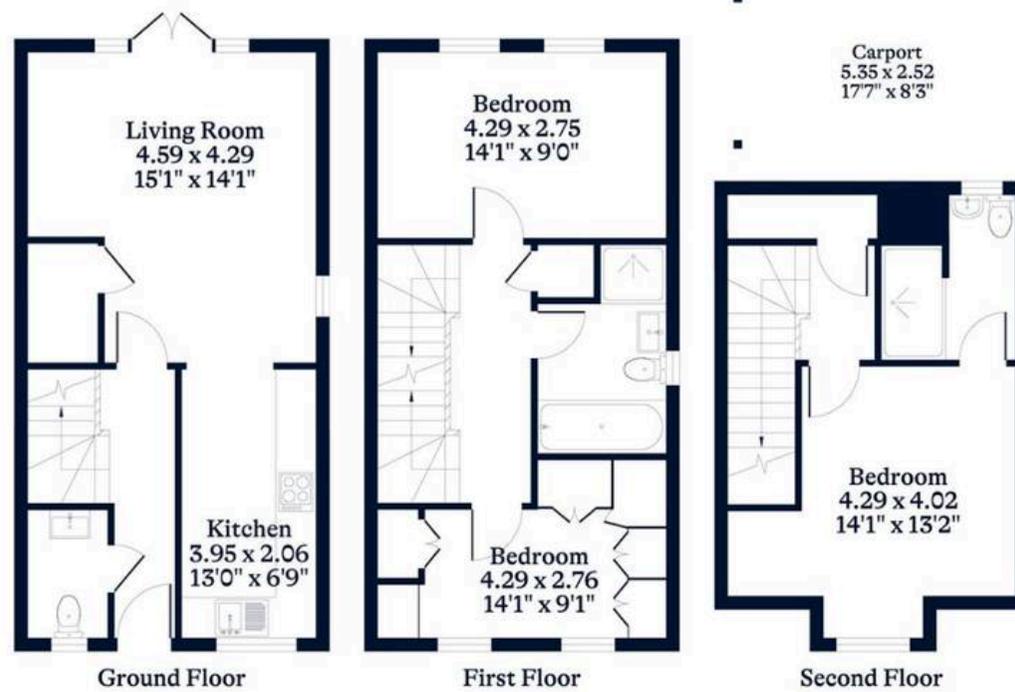
EPC Environmental Impact Rating: B





**APPROXIMATE FLOOR AREA**  
House - 98.30 sq m - 1058 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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