

O I H



Kennel Close
Ascot

Guide Price **£550,000**

OSBORNE HEATH



On the ground floor there is a living room, kitchen with dining area, utility room with downstairs WC, and a conservatory with doors leading out to the garden.

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

Outside the property has driveway parking and side access leading to the large rear garden which also has a shed.

Kennel Close is located off Kennel Ride, close to Ascot Racecourse. 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. Other than Ascot Racecourse, the house is close to the local shop, Mill Ride Golf & Country Club and Windsor Great Park. Other local places of interest include Coworth Park, The Lexicon, Legoland, Swinley Forest, Sunningdale Golf Club, Wentworth Club and Windsor Castle. Nearby schools include Ascot Heath, Charters, Cheapside, and St Francis.

Kennel Close

Ascot

- Three Bedrooms
- Semi- Detached
- Utility Room
- Corner Plot
- Driveway

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

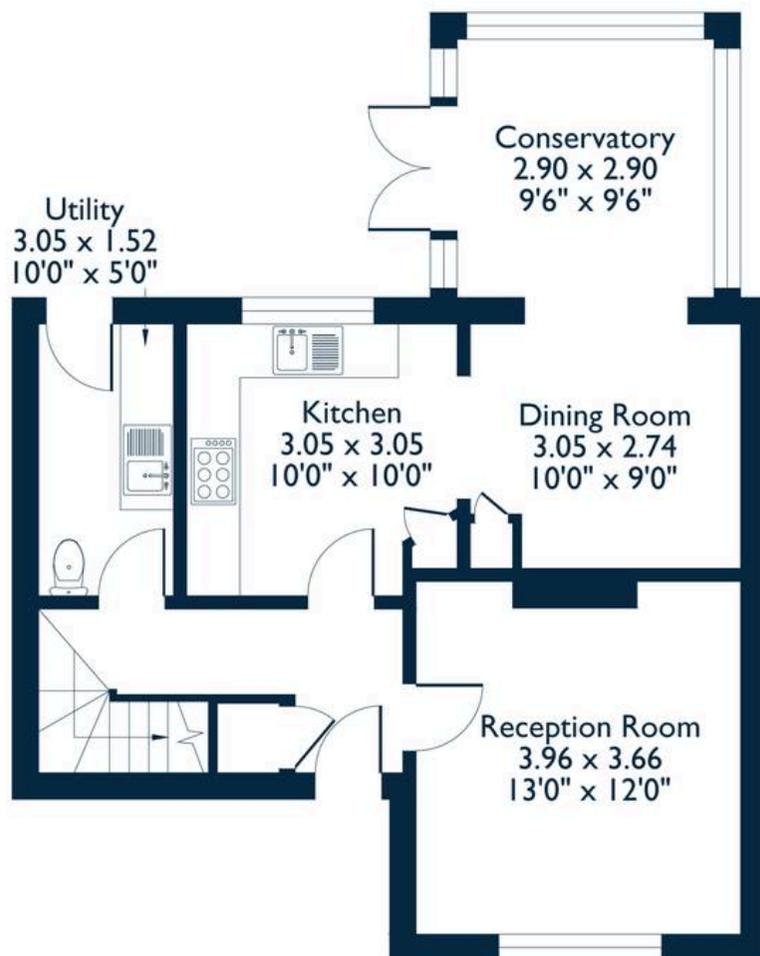
EPC Environmental Impact Rating: E



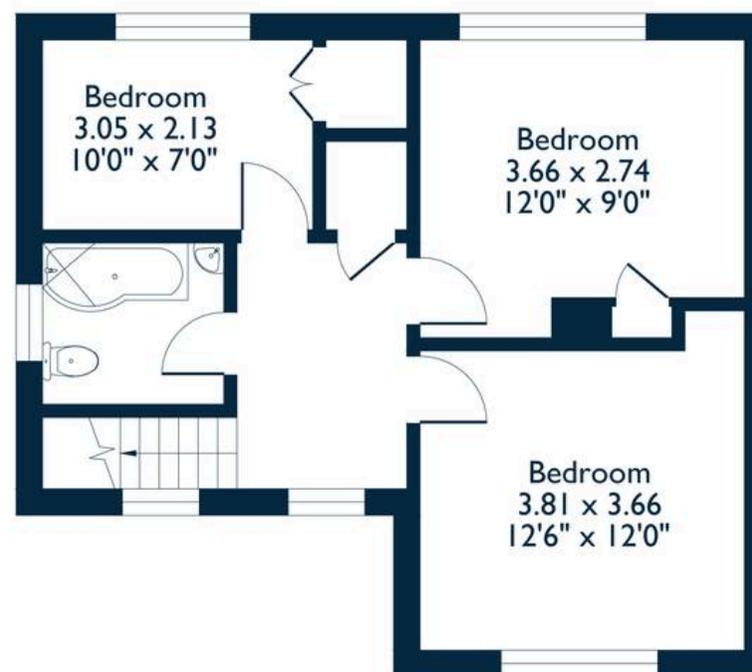
NOT TO SCALE

Approximate Floor Area
House 102.35 sq m - 1102 sq ft
(Gross Internal Area)

This plan is for illustration purposes only.



Ground Floor



First 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.