



HIO

Kennel Wood, Ascot
In Excess of **£500,000**

OSBORNE HEATH



On the ground floor is a living room, dining room, modern kitchen, downstairs WC and a storage room.

The first floor has three bedrooms which are all large enough to be double bedrooms plus a modern family bathroom.

Outside the property has a large rear garden.

Kennel Close is close to Ascot Heath Primary School, Mill Ride Golf Club and Ascot Racecourse. Other nearby schools include Charters, Heathfield, Lambrook, LVS, Papplewick and St Francis. Other local places of interest include The Berkshire Golf Club, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Swinley Forest Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park. 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.

Kennel Wood

Ascot

- Three Bedrooms
- Two Receptions
- Semi-Detached
- Modern Kitchen
- Downstairs WC
- Gym/Office
- Large Garden
- Ascot Heath Catchment
- Cul-De-Sac
- No Onward Chain

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

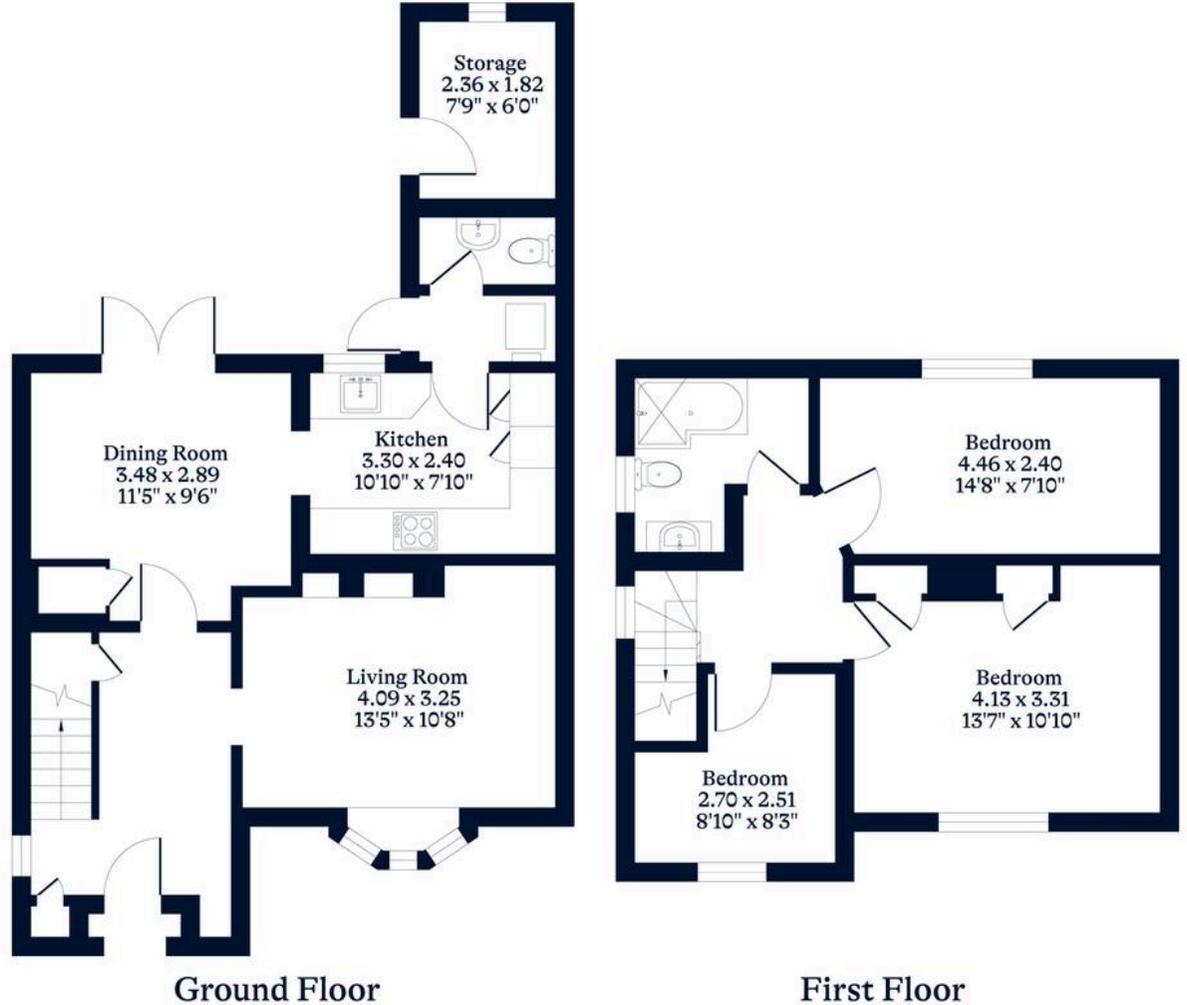
EPC Environmental Impact Rating: C



APPROXIMATE FLOOR AREA
House - 91.40 sq m - 984 sq ft
Outbuilding - 4.40 sq m - 47 sq ft
Total - 95.80 sq m - 1031 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.