



THO

**Kingswick Drive, Ascot**  
Guide Price **£425,000**

**OSBORNE HEATH**



On the ground floor is a living room, dining room, kitchen, utility space and a downstairs WC.

The first floor has three bedrooms, family bathroom and a separate WC.

Outside is a front garden and side access to the rear lawned garden.

Kingswick Drive is in the village of Sunninghill. Nearby schools include Charters, St Francis, St Michael's and The Marist. The village has a number of local high street businesses and great restaurants and pubs. Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Wentworth Club, Windsor Castle and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

# Kingswick Drive

## Sunninghill

- Three Bedrooms
- Two Receptions
- End Of Terrace
- Downstairs WC
- Rear Garden
- Close To Sunninghill Village
- Charters Catchment
- Potential To Extend And Refurbish STP
- No Onward Chain

Council Tax band: E

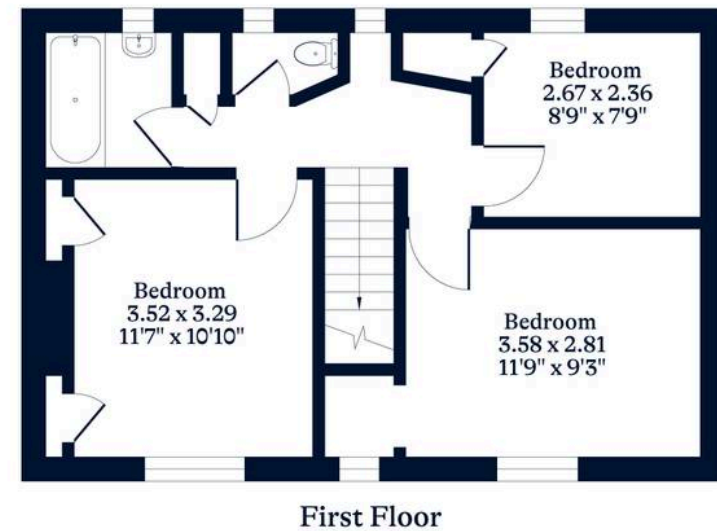
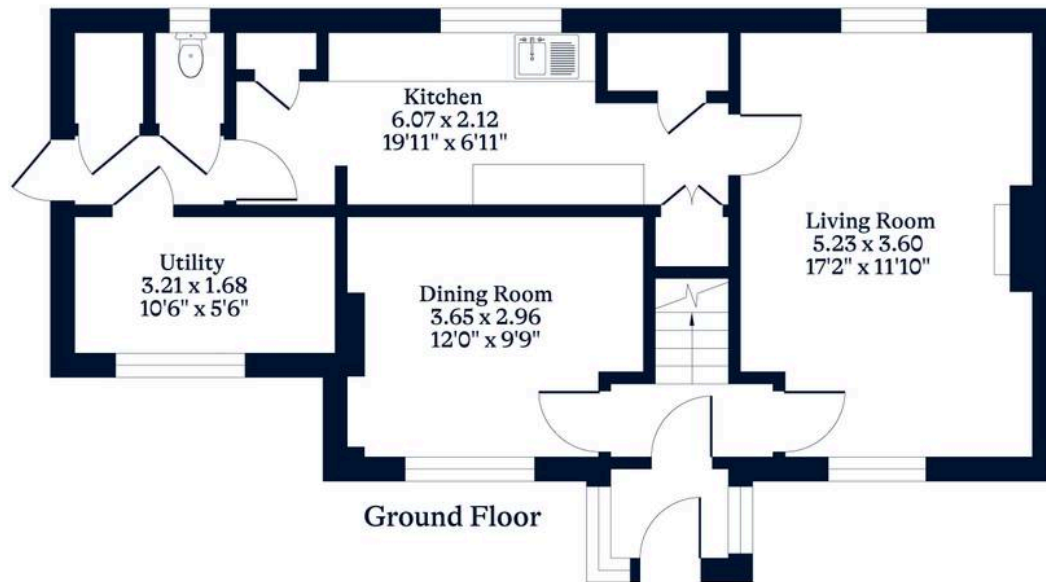
Tenure: Freehold



**APPROXIMATE FLOOR AREA**  
House - 101.48 sq m - 1092 sq ft  
(Gross Internal Area)



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



[OSBORNEHEATH.CO.UK](http://OSBORNEHEATH.CO.UK)

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.