

HIO



Ranelagh Crescent, Ascot
Guide Price £725,000

OSBORNE HEATH



On the ground floor there is a kitchen with dining space, double aspect living room with double doors leading to a decked area, study, dining room/fourth bedroom, and a downstairs WC.

On the first floor there is a principal bedroom with built-in wardrobes a modern style en suite, two further bedrooms and a family bathroom.

The lower ground floor has a games room/study with power and heating, accessed from the garden.

Outside there is driveway parking, a garage and side access to a sunny south facing garden.

Ranelagh Crescent is a small residential road next to Mill Ride Golf & Country Club. Nearby schools include Ascot Heath, Charters, Cheapside, 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, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Wentworth Club and Windsor Great Park.

Ranelagh Crescent

Ascot

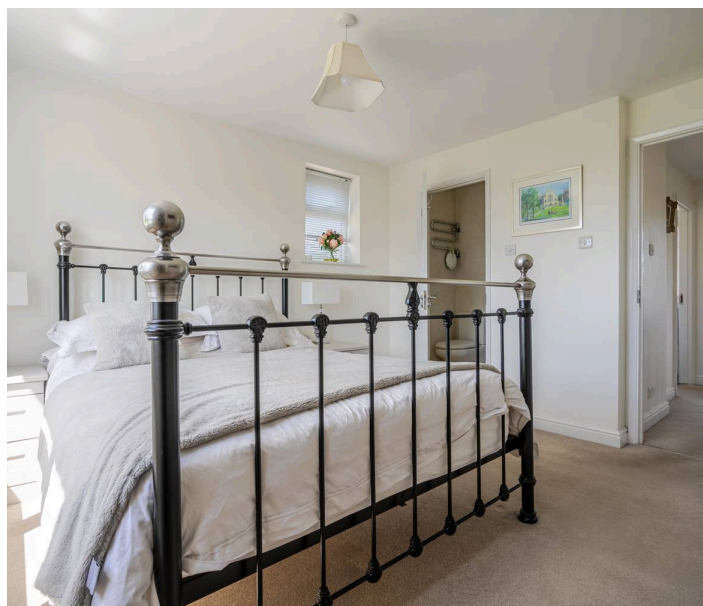
- Four Bedrooms
- Two Bathrooms
- Study/Occasional Bedroom Five
- Gym/Games Room
- Secluded Southerly Facing Rear Garden with Office/Games Room
- Detached
- Driveway For Multiple Vehicles
- Garage
- Modern Style En-Suite to Master Bedroom
- Viewings Highly Recommended

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

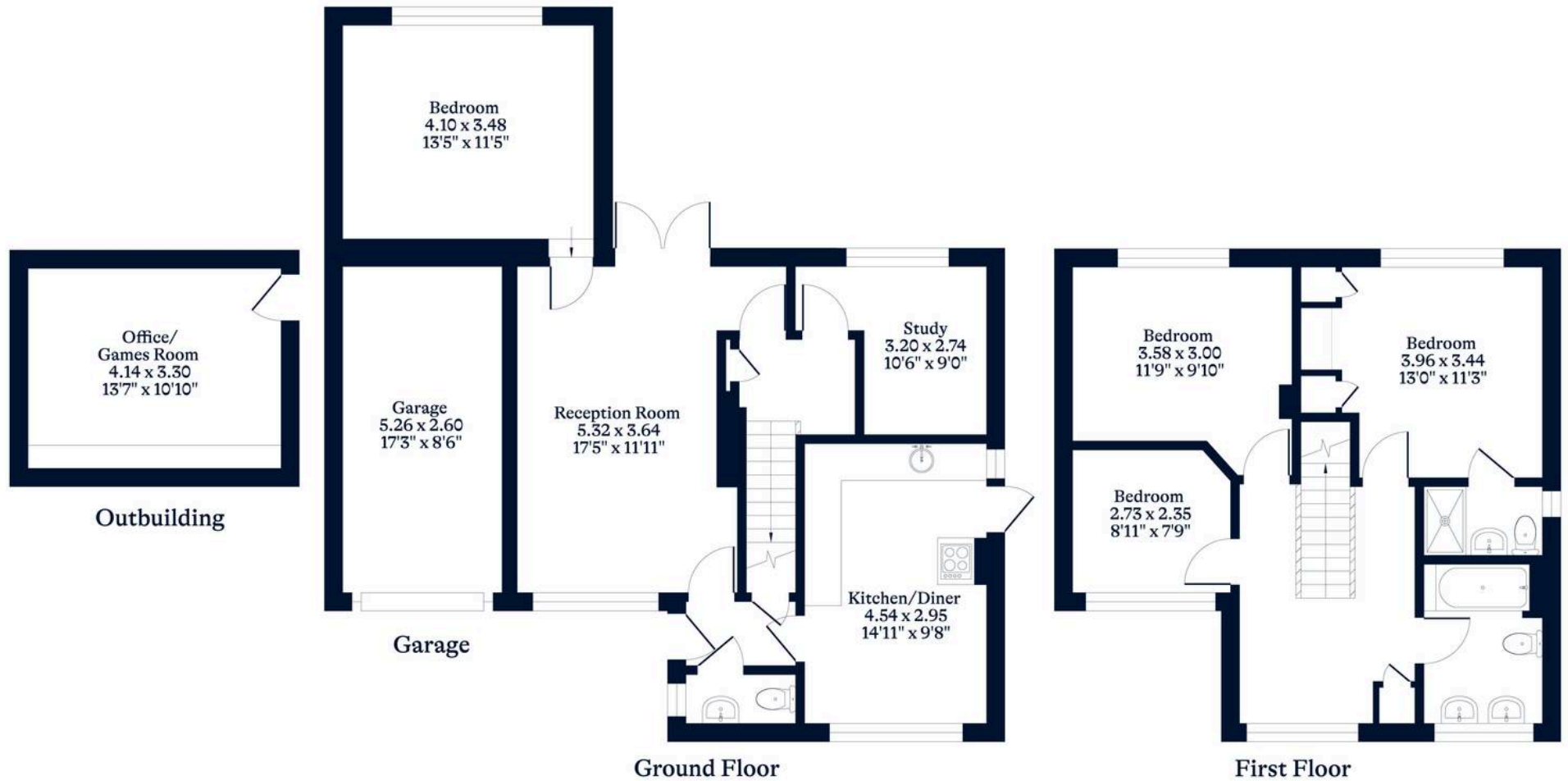
EPC Environmental Impact Rating: D





APPROXIMATE FLOOR AREA
House - 122.70 sq m - 1321 sq ft
Garage - 13.70 sq m - 148 sq ft
Outbuilding - 13.60 sq m - 147 sq ft
Total - 150.00 sq m - 1616 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.