

110



The Avenue, Ascot
£3,500 PCM

OSBORNE HEATH



On the ground floor there is a snug with log-burner and a dining room which opens out to the large kitchen, living and dining space. The kitchen is fully integrated with Miele appliances, has a breakfast bar and bi-folding doors out to the garden, plus there is a utility room with its own access from the side of the house.

On the first floor is the principal bedroom with built-in wardrobes and an en suite shower room, guest room with built-in wardrobes, family bathroom and two further double bedrooms with built-in wardrobes.

Outside the property has driveway parking and side access to a large south facing garden with a studio that is currently used as the gym.

The Avenue is close to the top of Ascot Racecourse and Royal Ascot Golf Club. Other local places of interest include The Berkshire Golf Club, Guards Polo Club, Legoland, Sunningdale Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park. Nearby schools include Charters, Heathfield, Lambrook, LVS, Papplewick and St Francis. 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.

The Avenue

Ascot

- Four Double Bedrooms
- Two Bathrooms
- Detached
- Character
- Modern Kitchen
- Underfloor Heating
- Driveway
- South Facing Garden
- Separate Studio With Power
- Charters Secondary School Catchment

Council Tax band: TBD

Tenure: Freehold

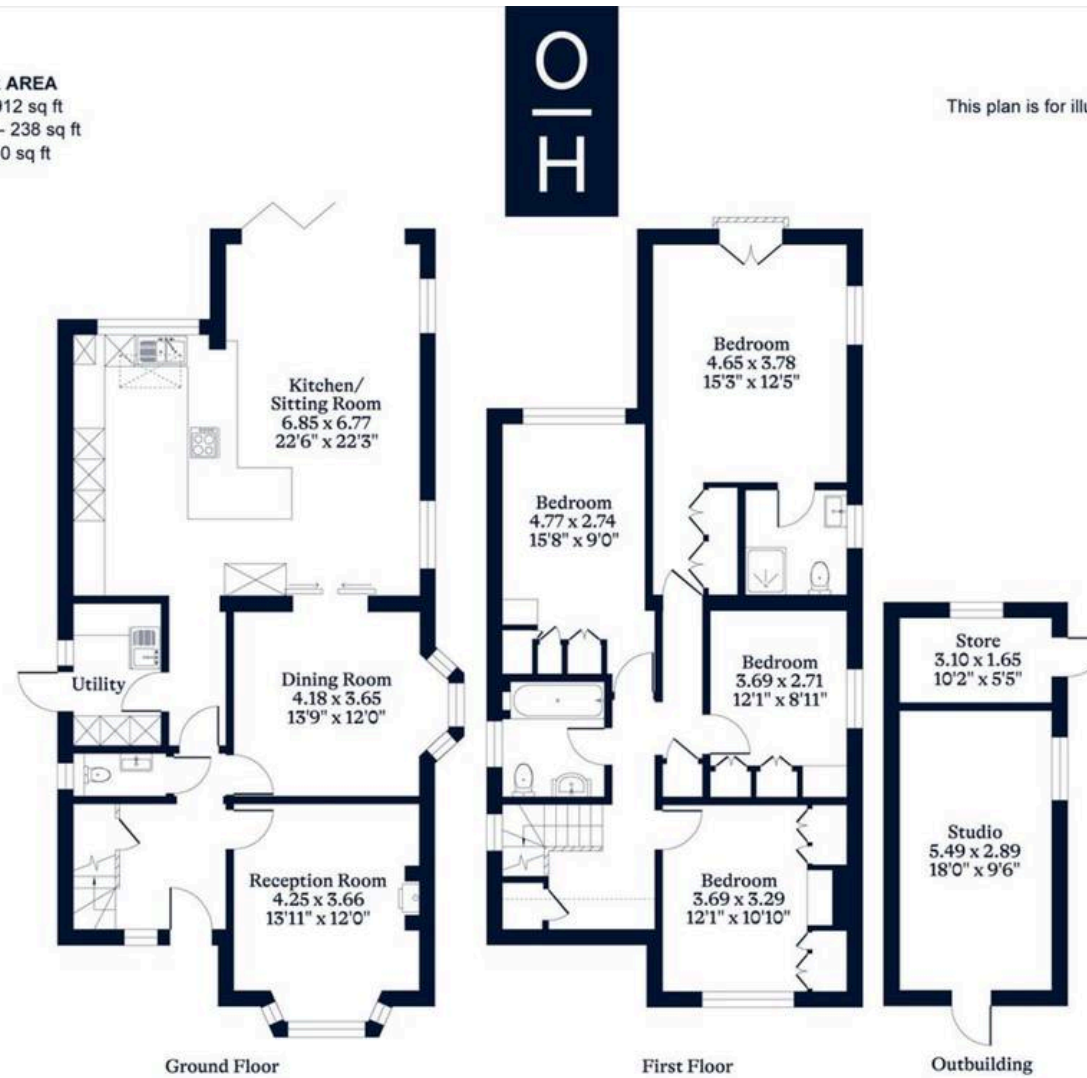
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



APPROXIMATE FLOOR AREA
House - 177.60 sq m - 1912 sq ft
Outbuilding - 22.10 sq m - 238 sq ft
Total - 199.70 sq m - 2150 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.