



Victoria Road
Ascot

Guide Price £750,000

OSBORNE HEATH



On the ground floor there is a living room, dining room, separate kitchen with breakfast bar, conservatory with double doors out to the garden, and a downstairs WC.

On the first floor there is a double bedroom overlooking parkland with built-in wardrobes, two further bedrooms and a modern family bathroom.

The second floor has been converted into the principal bedroom with a Juliet balcony and an en suite with large walk-in shower and feature freestanding bath.

To the front of the house is driveway parking for two vehicles. To the rear is a landscaped garden leading to a summerhouse, currently used as a home office, with power and internet.

Victoria Road is in South Ascot village around a quarter of a mile from Ascot train station where services run to London, Reading and Guildford. The local primary schools are South Ascot Village and St. Francis and the house is within Charters catchment area. Nearby places of interest include Ascot Racecourse, Legoland, The Lexicon, Wentworth Club, Windsor Castle and Windsor Great Park. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport.

Victoria Road

Ascot

- Four Bedrooms
- Three Receptions
- Two Bathrooms
- Semi- Detached
- Garden Studio
- Driveway
- Character
- Close to Station
- Chartes Catchment
- No Onward Chain

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

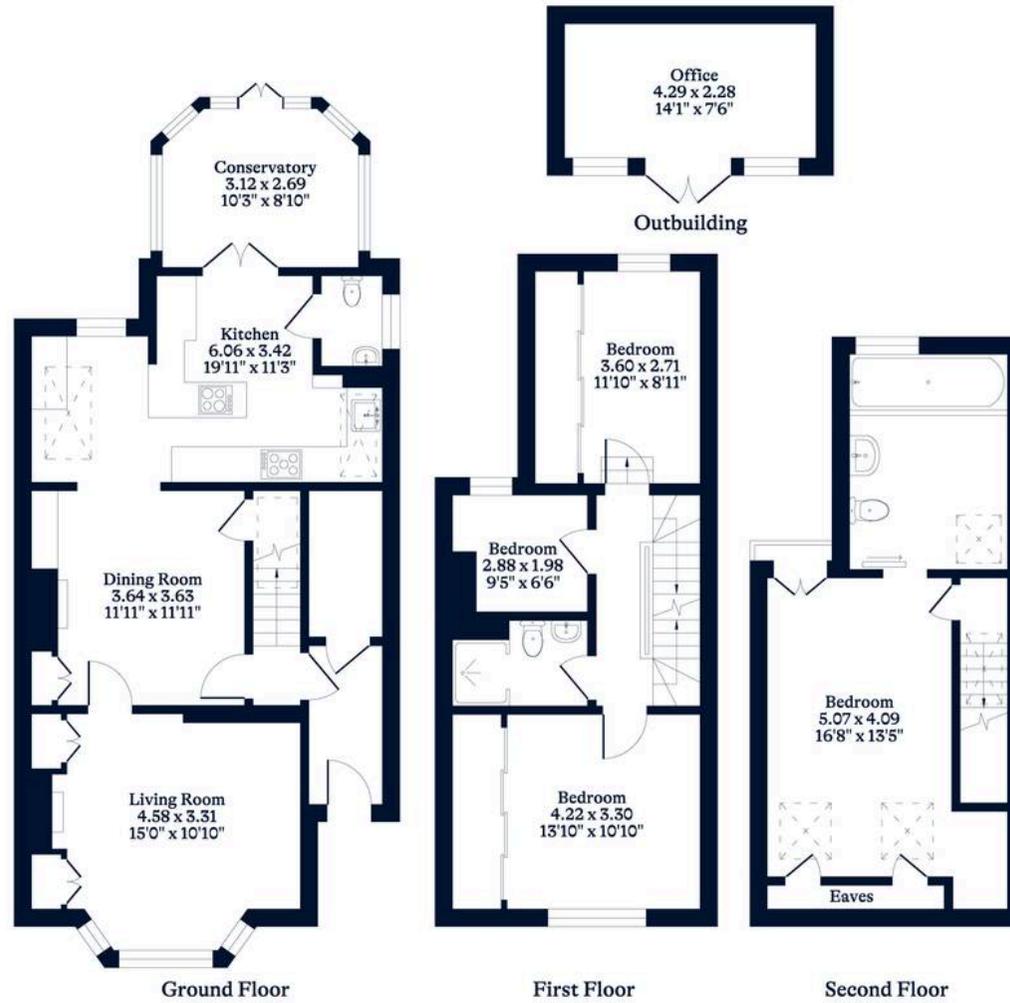
EPC Environmental Impact Rating: D



APPROXIMATE FLOOR AREA
 House - 142.08 sq m - 1529 sq ft
 Outbuilding - 9.78 sq m - 105 sq ft
 Total - 151.86 sq m - 1634 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.