

THO



Fernbank Crescent, Ascot
In Excess of **£775,000**

OSBORNE HEATH



The ground floor has an entrance hall leading to a stunning kitchen with dining and family room, underfloor heating and triple bi-folding doors opening out to the patio and garden. A generous living room, study/sixth bedroom, utility room and shower room/WC complete the ground floor.

On the first floor, the principal bedroom benefits from a walk-in wardrobe, Juliet balcony and en suite shower room. Three further double bedrooms, a family bathroom and dedicated drying room complete the first floor.

The second floor hosts an additional large double bedroom with eaves storage.

Outside, the tiered rear garden offers a combination of patio, lawn and decking, ideal for entertaining and family enjoyment. A large outbuilding with power could be an excellent office, while the front driveway provides parking for up to three vehicles and has EV charging.

Nearby schools include Ascot Heath, Charters, Heathfield, 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. Also nearby is Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, The Berkshire Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park.

Fernbank Crescent

Ascot

- Five Bedrooms
- Four Receptions
- Three Bathrooms
- Utility Room
- Semi-Detached
- West Facing Garden
- Driveway
- EV Charging
- No Onward Chain

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

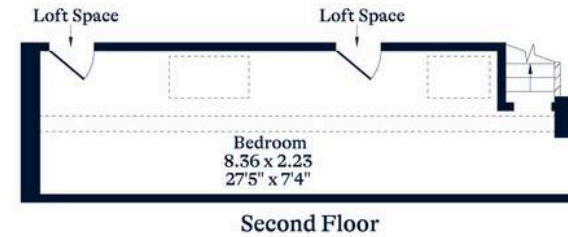




APPROXIMATE FLOOR AREA

House - 190.61 sq m - 2052 sq ft
Outbuilding - 31.06 sq m - 334 sq ft
Total - 221.67 sq m - 2386 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.