



OSBORNE HEATH

6 Bowden Road, Ascot

Guide Price £715,000

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The ground floor has a formal living room, kitchen with feature island, dining area and bi-folding doors out to the garden, utility area and a downstairs WC.

On the first floor there three bedrooms a family bathroom and a shower room.

Outside there is a driveway and side access to the rear landscaped garden.

Bowden Road is a small residential road in the heart of Sunninghill village. 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. The nearest train station is Ascot where services run to London, Reading and Guildford. By road Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

6 Bowden Road

Ascot

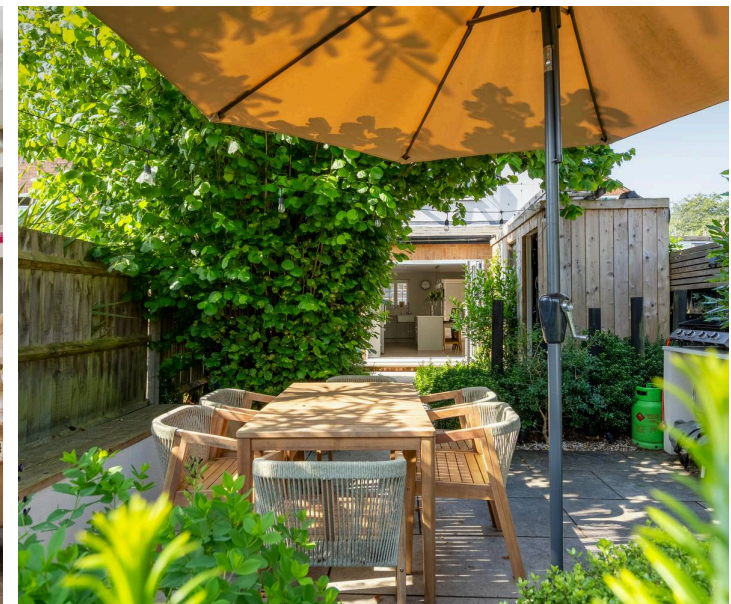
- Three Bedrooms
- Two Bathrooms
- Semi-Detached
- Recently Extended And Refurbished
- Driveway
- Character
- Landscaped Garden
- Village Location
- Charters Catchment Area

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

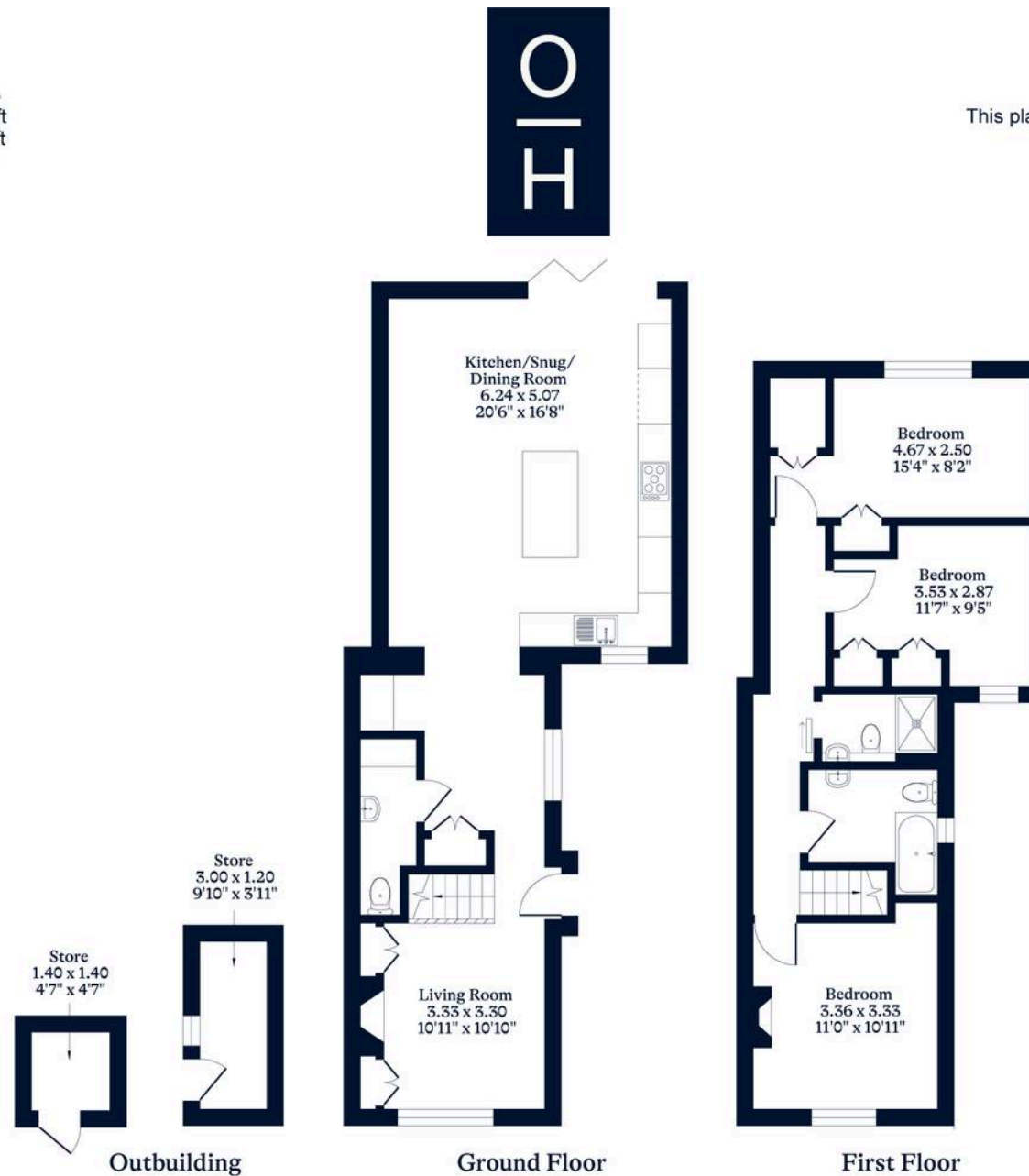


APPROXIMATE FLOOR AREA

House - 109.73 sq m - 1181 sq ft
Outbuilding - 5.56 sq m - 60 sq ft
Total - 115.29 sq m - 1241 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.