



OH

New Road, Ascot
£475,000

OSBORNE HEATH



On the ground floor living room with a log burning stove and dining area, modern kitchen with a breakfast bar, utility and downstairs family bathroom.

The first floor has two double bedrooms.

Outside there is driveway parking and side access to a south west facing rear garden which includes a summerhouse with power.

New Road is close to Ascot Racecourse and Ascot Heath Infant & Primary School. Other nearby schools include Charters, Cheapside, Cranbourne, 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. Other than Ascot Racecourse other local places of interest include Coworth Park, The Berkshire Golf Club, Guards Polo Club, Legoland, Sunningdale Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park.

New Road

Ascot

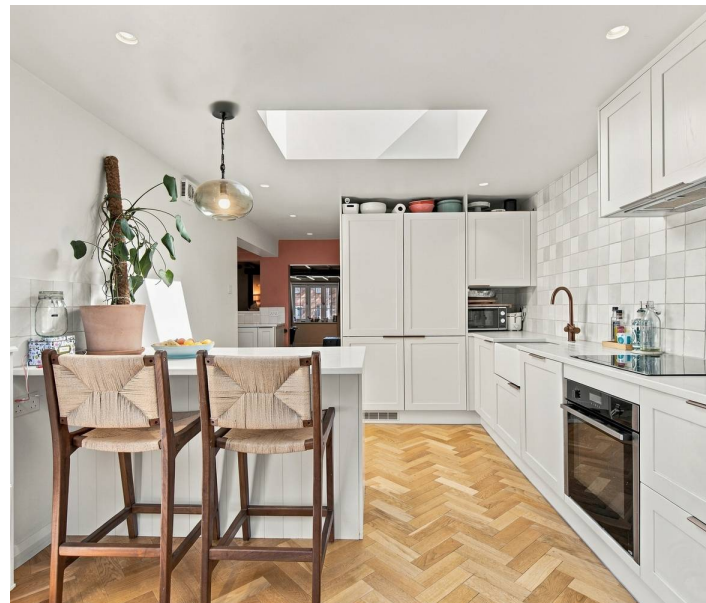
- Two Bedrooms
- Two Receptions
- Modern Kitchen
- Character
- Semi-Detached
- Utility Area
- Driveway
- Garden Studio
- South West Facing Garden

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

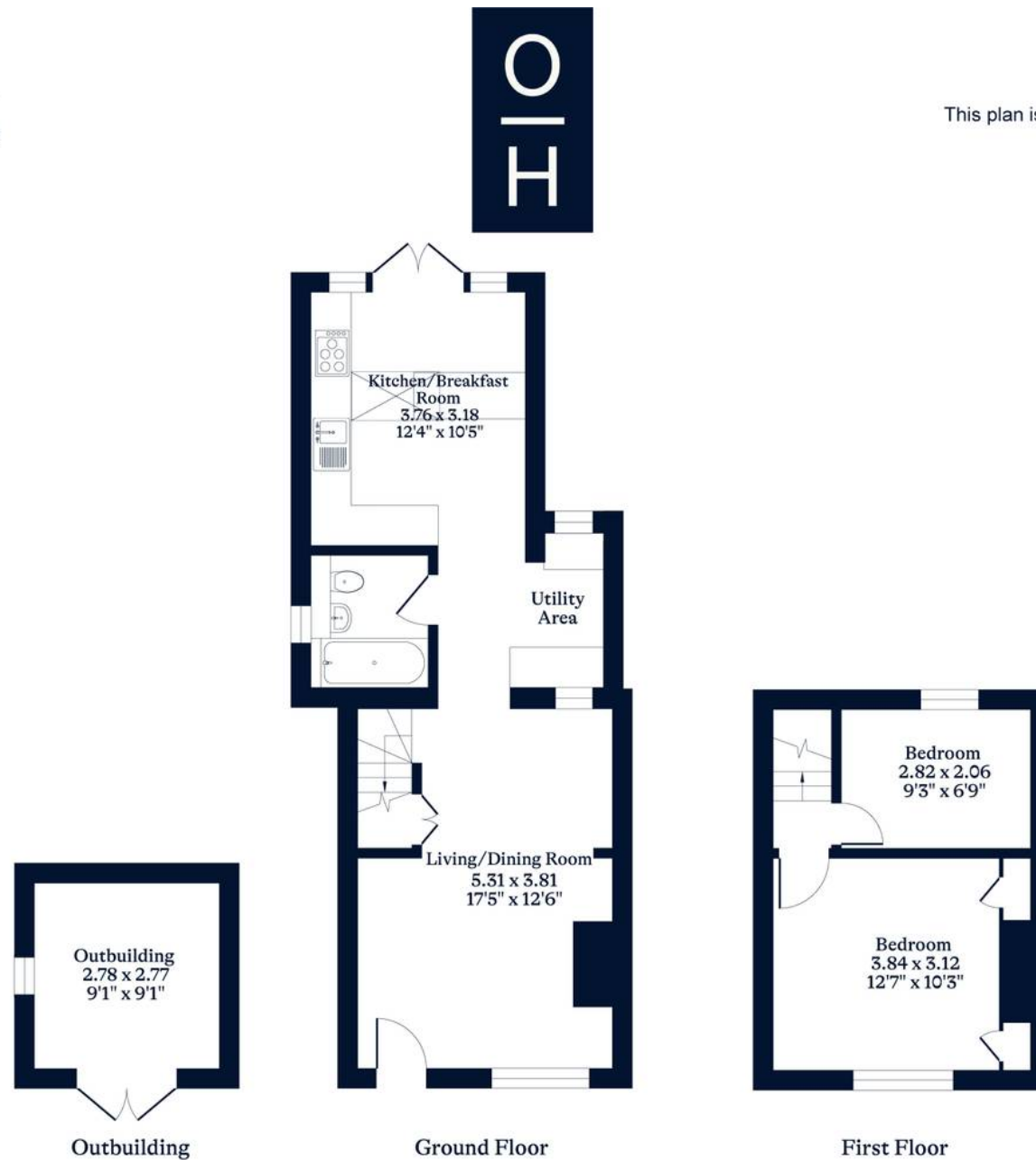


APPROXIMATE FLOOR AREA

House - 64.39 sq m - 693 sq ft
Outbuilding - 7.70 sq m - 83 sq ft
Total - 72.09 sq m - 776 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.