

IOH



52 New Road, Ascot
Guide Price £735,000

OSBORNE HEATH



On the ground floor is a playroom, study, utility room with a doggy shower, large open plan kitchen, living and dining room with sliding doors leading out to the large rear garden. The downstairs has underfloor heating throughout.

The first floor has a principal bedroom with a walk-in wardrobe, family bathroom and two further double bedrooms.

Outside is a driveway and side access to the large rear lawned backing that backs onto private woodlands.

Local places of interest include Ascot Racecourse, The Berkshire Golf Club, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Swinley Forest, Wentworth Club, Windsor Castle and Windsor Great Park. Nearby schools include Ascot Heath, 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.

52 New Road

Ascot

- Three Bedrooms
- Three Receptions
- Open Plan Kitchen
- Study
- Play Room
- Utility Room
- Semi-Detached
- Driveway
- Large Garden
- No Onward Chain

Council Tax band: E

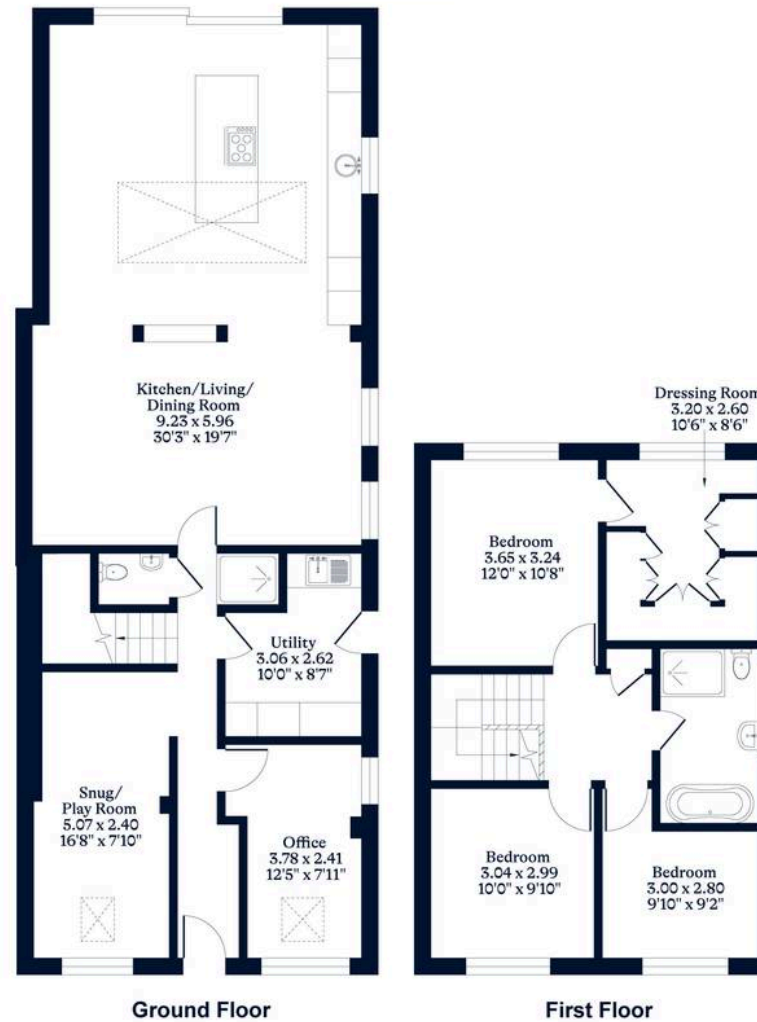
Tenure: Freehold



APPROXIMATE FLOOR AREA
House - 148.62 sq m - 1600 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.