



For Sale

House - Semi-Detached

Victoria Road | Ascot | SL5

Offers Over **£725,000** | Freehold

2 Receptions | 4 Bedroom | 2 Bathroom

FREEDOM TO MOVE



Coming to the market soon

Please register interest

Awaiting Photos

Close proximity to excellent local primary schools, including South Ascot Village and St. Francis, as well as being within the catchment area for Charters School, known for its strong academic performance.

Ascot is not only renowned for its prestigious racecourse but also offers a wealth of nearby attractions. Enjoy family days out at Legoland, or indulge in leisure activities at the exclusive Wentworth Club. For those who appreciate history and nature, Windsor Castle and Windsor Great Park are just a stone's throw away, providing stunning scenery and rich heritage.

For commuters, Ascot is conveniently located with easy access to major roadways including the M3, M4, and M25, as well as being within reach of Heathrow Airport.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.



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