



CHATTERTON | REES



35 Church Road, Ascot, SL5 8RR  
£2,750





# 35 Church Road

- Four Bedrooms
- Semi-Detached
- Modern
- Large Studio
- Drineway
- Two Bathrooms
- W/C
- Large Garden
- Fireplace
- Garage

A well-presented four bedroom, two bathroom semi-detached home with a garage, driveway, and garden studio.

The ground floor features a spacious living room with a log burner, a dining area, a modern kitchen with range cooker and a downstairs WC.

Upstairs, the principal bedroom benefits from a built-in wardrobe and an en suite shower room with a separate WC. There are also three further bedrooms and a family bathroom.

Outside, the property offers a driveway, garage, and side access leading to the rear garden. At the end of the garden is a versatile studio with power, ideal for a home office, gym, or hobby room.

Church Road is located in the sought-after village of Chavey Down, near Ascot. The area is well served by a selection of highly regarded schools, including Ascot Heath, Charters, St Francis, St Joseph's, and Ranelagh. Nearby train stations include Ascot and Martins Heron, providing services to London, Reading, and Guildford. By road, Ascot offers convenient access to the M3, M4, M25, and Heathrow Airport. Local attractions include Ascot Racecourse, Coworth Park, Legoland Windsor, The Lexicon, Wentworth Club, Windsor Castle, and Windsor Great Park.

EPC rating E. Council Tax band D. Depsoit £,3173.



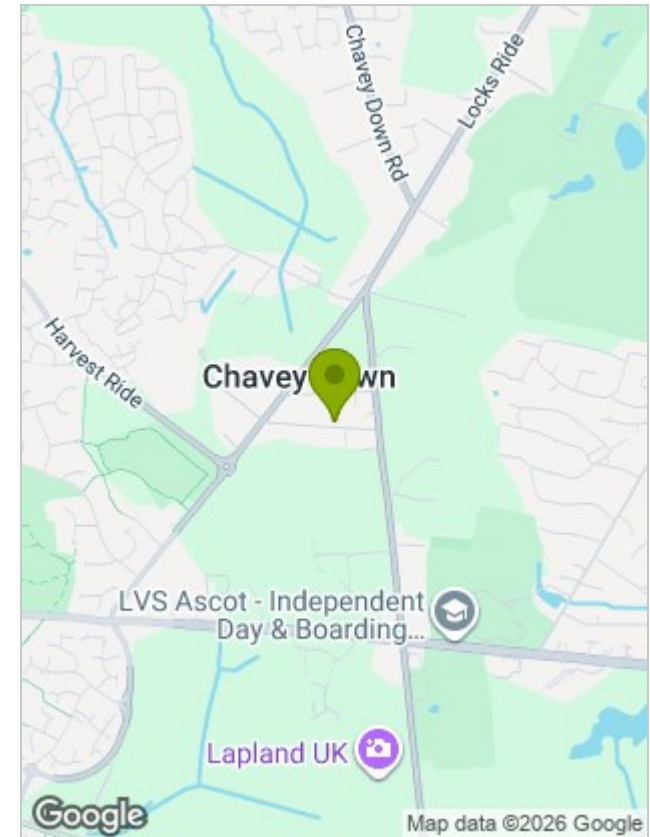




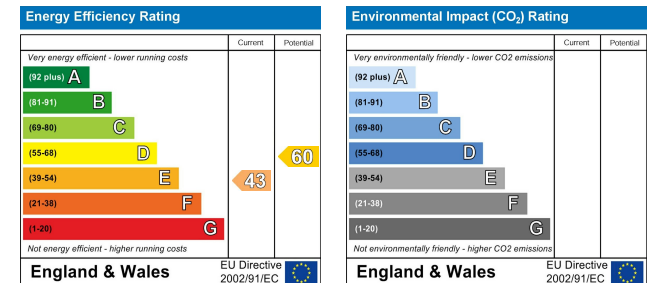
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Sunningdale Country Homes Office on 020 3780 0580 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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