



CHATTERTON | REES



## 25 Queensbury Gardens

, Ascot, SL5 9GG

Guide price £1,595,000



# 25 Queensbury Gardens



## Description

Queensbury Gardens is one of Berkeley Homes' exclusive gated developments, just a short walk from Ascot train station.

The ground floor is centered around a bright and expansive open-plan kitchen, beautifully appointed with integrated Siemens appliances. This space flows effortlessly into the dining and living areas, creating a welcoming and sociable heart of the home. Large glazed doors open directly onto the terrace, seamlessly blending indoor and outdoor living and making it ideal for both everyday family life and entertaining.

The first floor comprises three well-proportioned bedrooms, including the principal suite, which features a walk-through wardrobe and a spacious en-suite bathroom. Two further double bedrooms complete this level, one of which benefits from the privacy of its own en-suite shower room.

On the top floor, a generous bedroom and bathroom are complemented by a dedicated media room,

- Five Bedrooms
- Detached
- Kitchen/Breakfast Room
- Car Port
- Three Bathrooms
- Gated Development
- Utility Room
- Landscaped Gardens

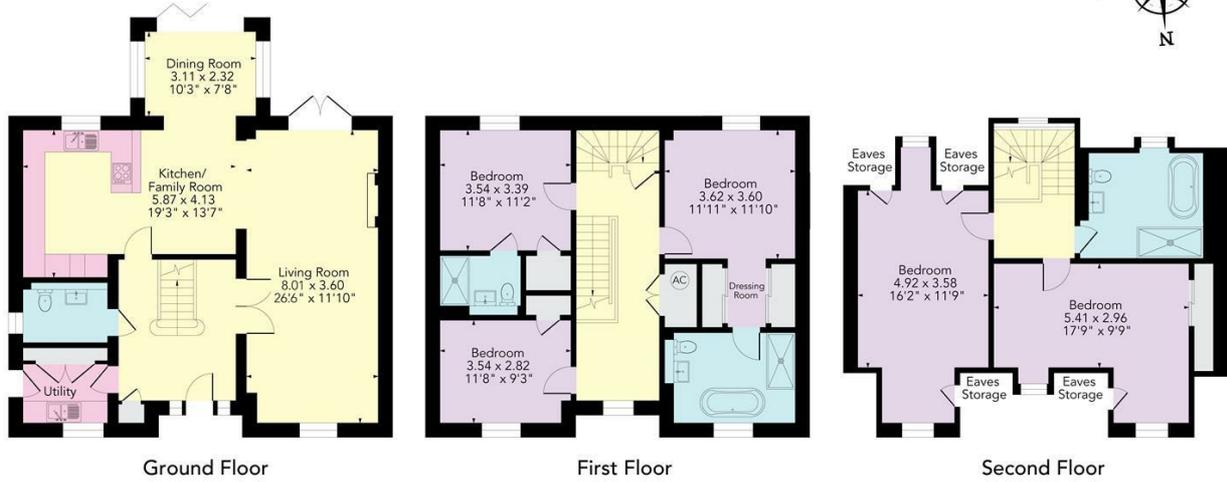
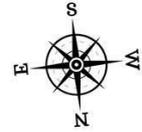




# Floor Plan

**APPROXIMATE FLOOR AREA**  
House - 225.67 sq m - 2429 sq ft  
(Gross Internal Area)

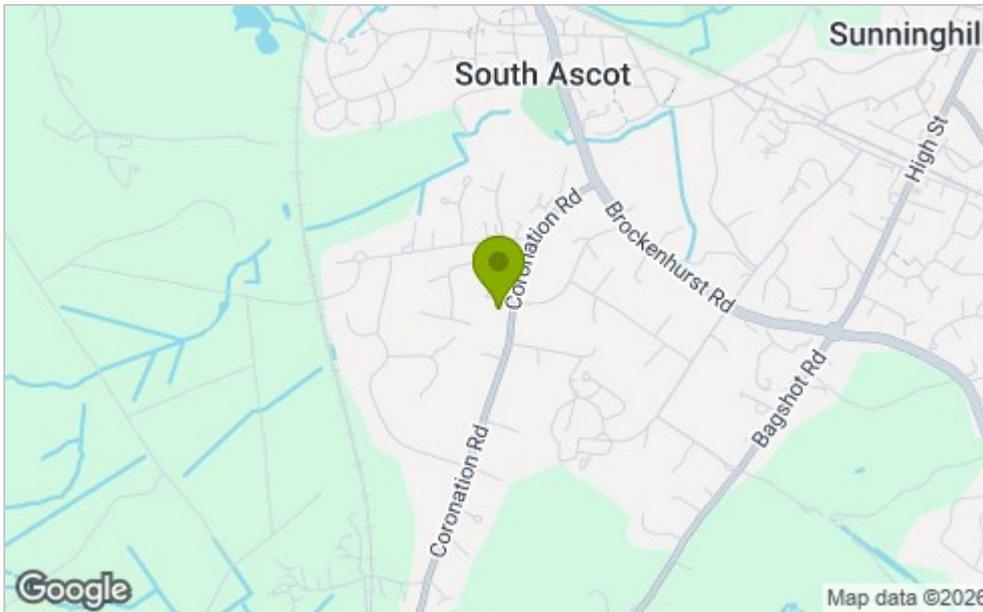
**NOT TO SCALE**  
This plan is for illustration purposes only



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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## Area Map



## Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>84</b>	<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	