



CHATTERTON | REES



## 101B New Road, Ascot, SL5 8PZ

**£650,000**

An immaculately presented modern semi-detached house with accommodation arranged over three floors.

The ground floor offers a white gloss fitted kitchen with stone work surfaces to the front of the property, whilst the generous living room with French doors out to the garden is to the rear. There is a downstairs cloakroom, built-in storage cupboards and a separate utility room added in the garage.

The first floor features an impressive master suite with excellent wardrobe space and en-suite shower room overlooking the garden, family bathroom, and second bedroom to the front. The top floor benefits from a further bedroom with built in wardrobes and en-suite shower room. There is a walk in airing cupboard with hot water tank and drying space on the landing.

The private and secluded garden is a particular feature of the property, providing a quiet setting, perfect for entertaining. The garden is mainly laid to lawn with a patio leading from the house. To the front of the house, there is off street parking for two vehicles via the driveway which leads to the garage.

New Road is near to Ascot Racecourse. Nearby schools include Charters, Cheapside, Cranbourne, LVS, Papplewick, St Francis, Ascot Heath Infant & Primary School.

Ascot is the nearest train station with services running to London Waterloo, Reading and Guildford.

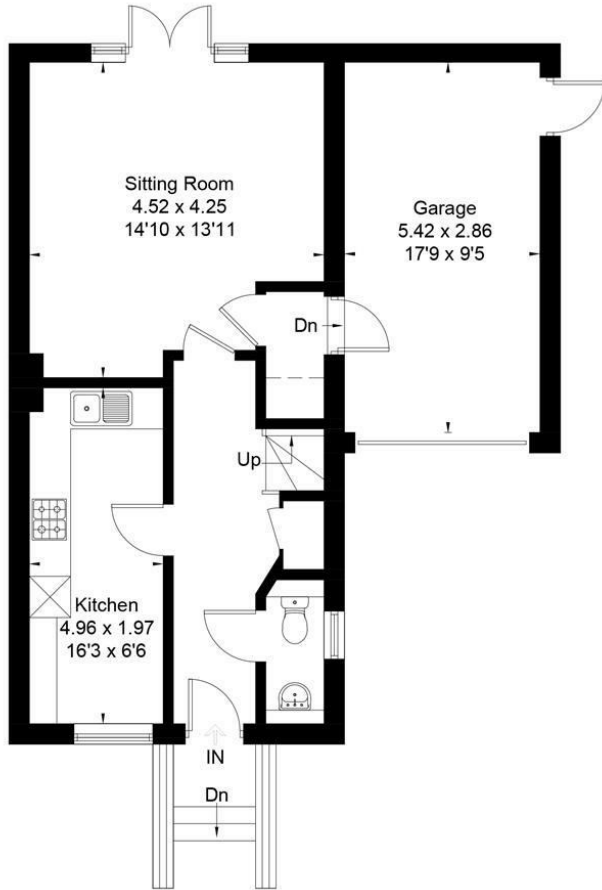
By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport.

Other local places of interest include Wentworth Club, Coworth Park, Virginia Water Lake, The Berkshire Golf Club, Guards Polo Club, Legoland, Sunningdale Golf Club, Windsor Castle and The Windsor Great Park.

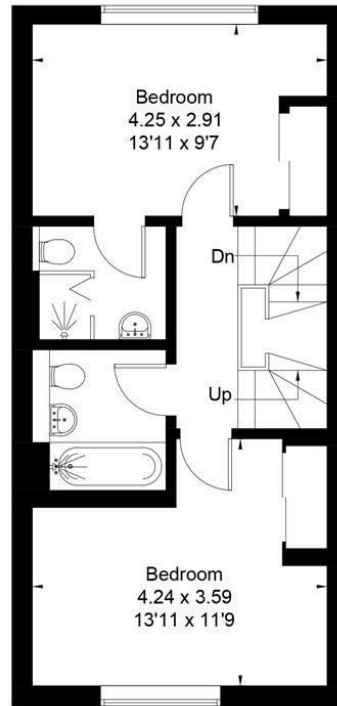


# Floor Plan

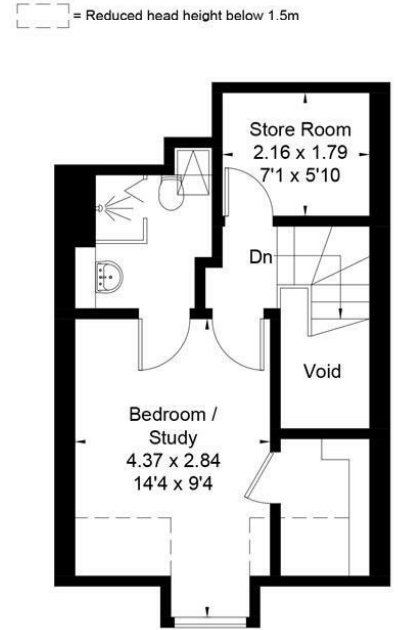
Approximate Area = 127.8 sq m / 1376 sq ft  
 (Including Garage / Excluding Void)  
 Including Limited Use Area (4.4 sq m / 47 sq ft)



Ground Floor



First Floor



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>85</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		

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.