



CHATTERTON | REES



# Westgate House London Road

, Ascot, SL5 7EG

Guide price £2,000,000



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# Westgate House London Road



## Description

An exceptional family home built in 2010 to an outstanding specification and presented in immaculate condition throughout. Arranged over three generous storeys, this substantial property offers versatile accommodation ideally suited to modern family living.

The attractive frontage is complemented by a gated driveway providing extensive off-street parking and access to a large detached double garage. Inside, a wide entrance hall with porcelain tiled flooring leads to the principal rooms.

The heart of the home is the impressive open-plan kitchen, dining and reception room, featuring a contemporary gas fireplace and two sets of glazed double doors opening onto the south-facing garden. The state-of-the-art kitchen includes a central island and breakfast bar, quartz worktops, five-ring induction hob, integrated fridge/freezer and built-in coffee machine, with a separate utility room for added practicality.

- Six Bedrooms
- Gated
- Double Garage
- Four Bathrooms
- Detached
- South Facing Garden

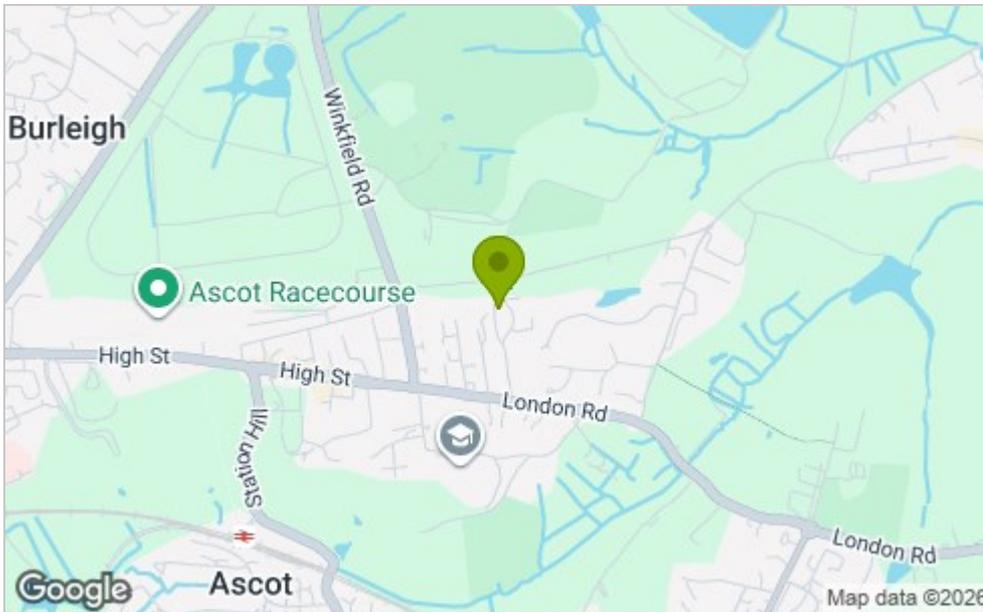




## Floor Plan



## 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) A			
(81-91) B			
(69-80) C		71	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	