



A characterful home

31 New Road, Ascot, Berkshire, SL5 8QB

Freehold

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Entrance hall • Sitting room • Kitchen/dining room
• 3 bedrooms • Family bathroom • Single garage
• Garden

Description

31 New Road is a wonderful character home built in 1895, ideally located in Ascot.

The ground floor consists of a well-proportioned sitting room with feature fireplace and an open plan and fully integrated kitchen/dining room; ideal for entertaining. The first and second floors benefit from three bedrooms and a well-proportioned family bathroom with a separate bath and shower.

Outside, there is a gated garden area to the front and a private and landscaped garden to the rear. There is also a detached single garage.

Situation

31 New Road is ideally located for Ascot High Street and main line station providing services to London (Waterloo).

Road connections are

good, with access to Heathrow Airport (T5), M3, M4 and M25 motorways.

There are a number of renowned schools in the area including, Charters, The Marist Schools, St George's and St Mary's Schools in Ascot. Eton and Wellington Colleges are accessible as are the international options TASIS and ACS Egham.

Tenure: Freehold

Local Authority: Royal Borough of Windsor and Maidenhead

Services: The property has mains water, gas, electricity and drainage.

Fixtures and Fittings: All items of fixtures and fittings, including carpets, curtains/blinds, light fittings and kitchen equipment are specifically excluded unless mentioned.





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Approximate Area 95 sq m / 1022 sq ft

Garage 14.1 sq m / 152 sq ft

Total 109.1 sq m / 1174 sq ft

Including Limited Use Area

(5.2 sq m / 56 sq ft)



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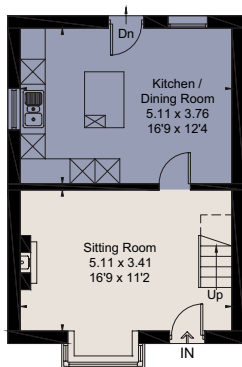
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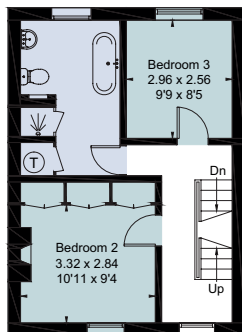
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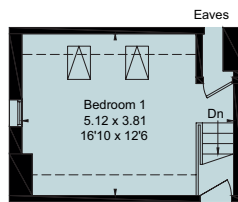
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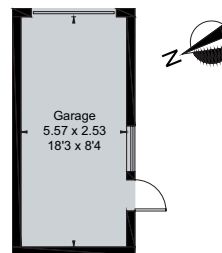
Ground Floor



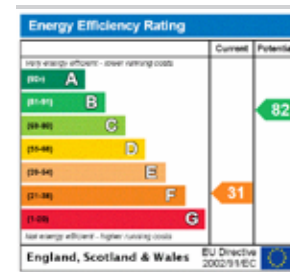
First Floor



Second Floor



(Not Shown In Actual
Location / Orientation)



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