



A detached family home in Ascot

9 Hurstwood, Ascot, Berkshire, SL5 9SP

Freehold



Entrance hall • Living room • Dining room • Kitchen/ breakfast room • Cloakroom • Principal bedroom with dressing room and en suite shower • 3 further bedrooms • Family bathroom • Landscaped garden • Double garage • Off street parking

Description

9 Hurstwood is a well presented and spacious family home comprising a dual aspect living room, a dining room, a fully integrated kitchen/ breakfast room, cloakroom and access to the double garage. On the first floor there is a principal bedroom with dressing room and en suite shower room, three further bedrooms and a family bathroom.

Outside the rear garden is mainly laid to lawn with a paved pathway, a sun terrace ideal for entertaining, well stocked flower beds with a variety of shrubs and trees. To the front of the property there is driveway parking for several cars leading to the double attached garage, all enclosed by mature trees and hedging.

Situation

The property is situated in a highly regarded road in Ascot with access to both Ascot and Sunningdale stations providing services to London (Waterloo). By road Ascot is convenient for Heathrow Airport (T5), M3, M4 and M25 motorways.

There are a number of renowned schools in the area including Papplewick, Hall Grove, Charters, The Marist Schools, St George's and St Mary's Schools in Ascot. There are two international options; TASIS and ACS and access to Eton and Wellington Colleges.

Local Authority

Royal Borough of Windsor and Maidenhead

Services

The property has mains, gas, water, electric and drainage.

Fixtures and Fitting

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

Tenure

Freehold

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.

Agents Note

Photographs shown in brochure are dated September 2019





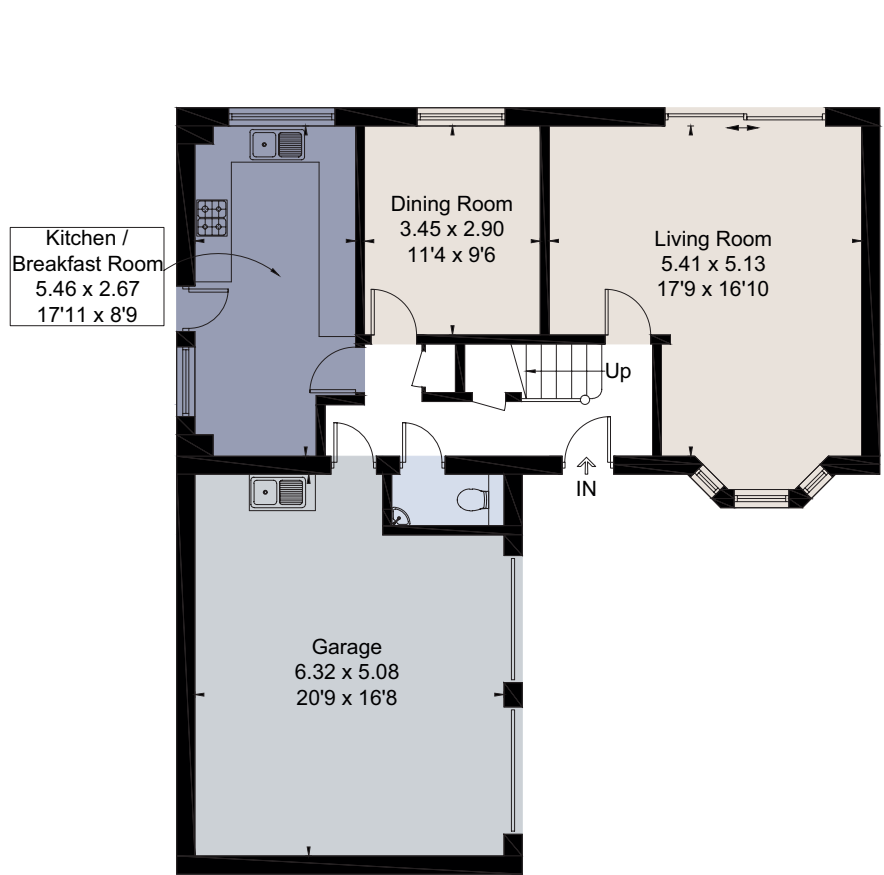
9 Hurstwood, Ascot, Berkshire, SL5 9SP
Approximate Floor Area 172.0 sq m / 1852 sq ft (Including Garage)



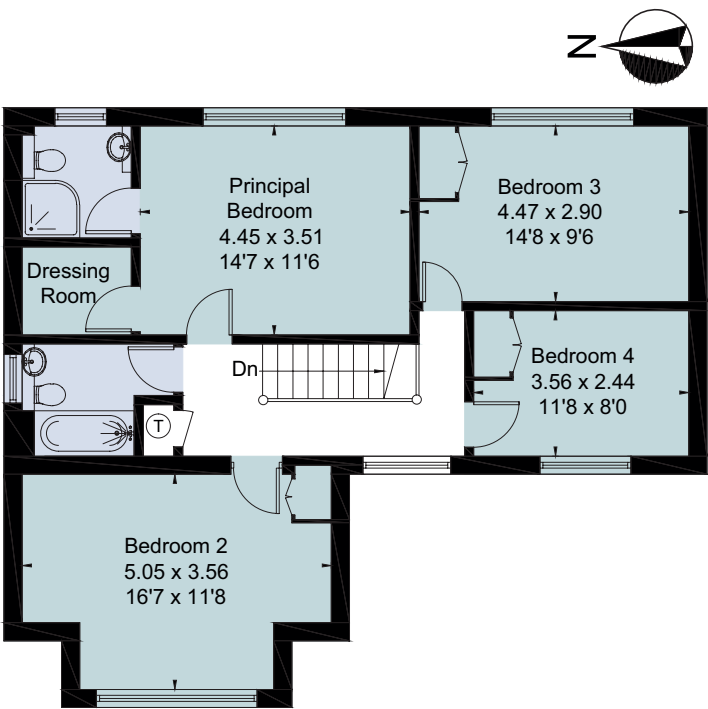
savills

savills.co.uk

Frazer Chown
Savills Sunningdale
01344 626162
sunningdale@savills.com



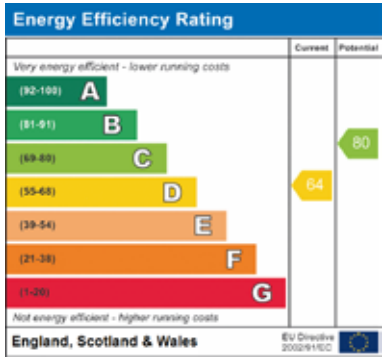
Ground Floor



First Floor



For identification only. Not to scale. © 210111FC



Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure by fourwalls-group.com

