



A well presented family home in Ascot

4 The Close, Ascot, Berkshire, SL5 8EJ

Freehold



Entrance hall • Sitting room • Family room • Study
• Open plan kitchen/breakfast room • Dining room
• Pantry • Utility room • Principal bedroom suite
• 3 further bedrooms • Family bathroom • Detached
summer house • South facing garden

Description

4 The Close is a beautifully presented family home offering excellent versatile family living over two floors. On the ground floor there is a well proportioned open plan kitchen/breakfast room which flows into the dining room with bi fold doors opening to the south facing rear garden, a sitting room with French doors to garden, a family room, study, pantry and utility room with wc.

The first floor comprises a principal bedroom with en suite bathroom three further bedrooms and a family bathroom.

Outside, there is a gravelled driveway providing parking for several cars and mature hedging. The south facing rear garden is mainly laid to lawn with a sun terrace, mature trees, flower borders and a detached summer house.

Situation

4 The Close is situated in a sought after cul de sac with access to Ascot High Street and main line station providing services to London (Waterloo).

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

There are a number of renowned schools in the area including, LVS, Papplewick, Heathfield, The Marist, St George's and St Mary's in Ascot. Eton and Wellington

Colleges are accessible as are the international options of TASIS and ACS Egham.

Services

The property has mains, gas, electric, water 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.

Local Authority

Bracknell Forest

Tenure

Freehold

Energy Performance

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

Viewing

Strictly by appointment with Savills.





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Approximate Area 200.4 sq m / 2157 sq ft

Including Limited Use Area (2.0 sq m / 22 sq ft)

Store 7.3 sq m / 79 sq ft

Summerhouse 9.6 sq m / 103 sq ft

Total 217.3 sq m / 2339 sq ft



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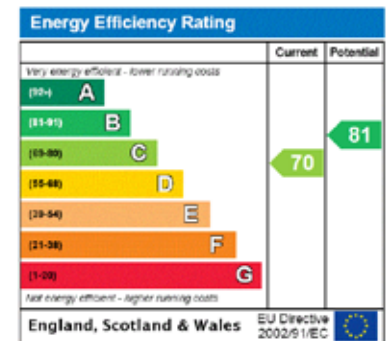
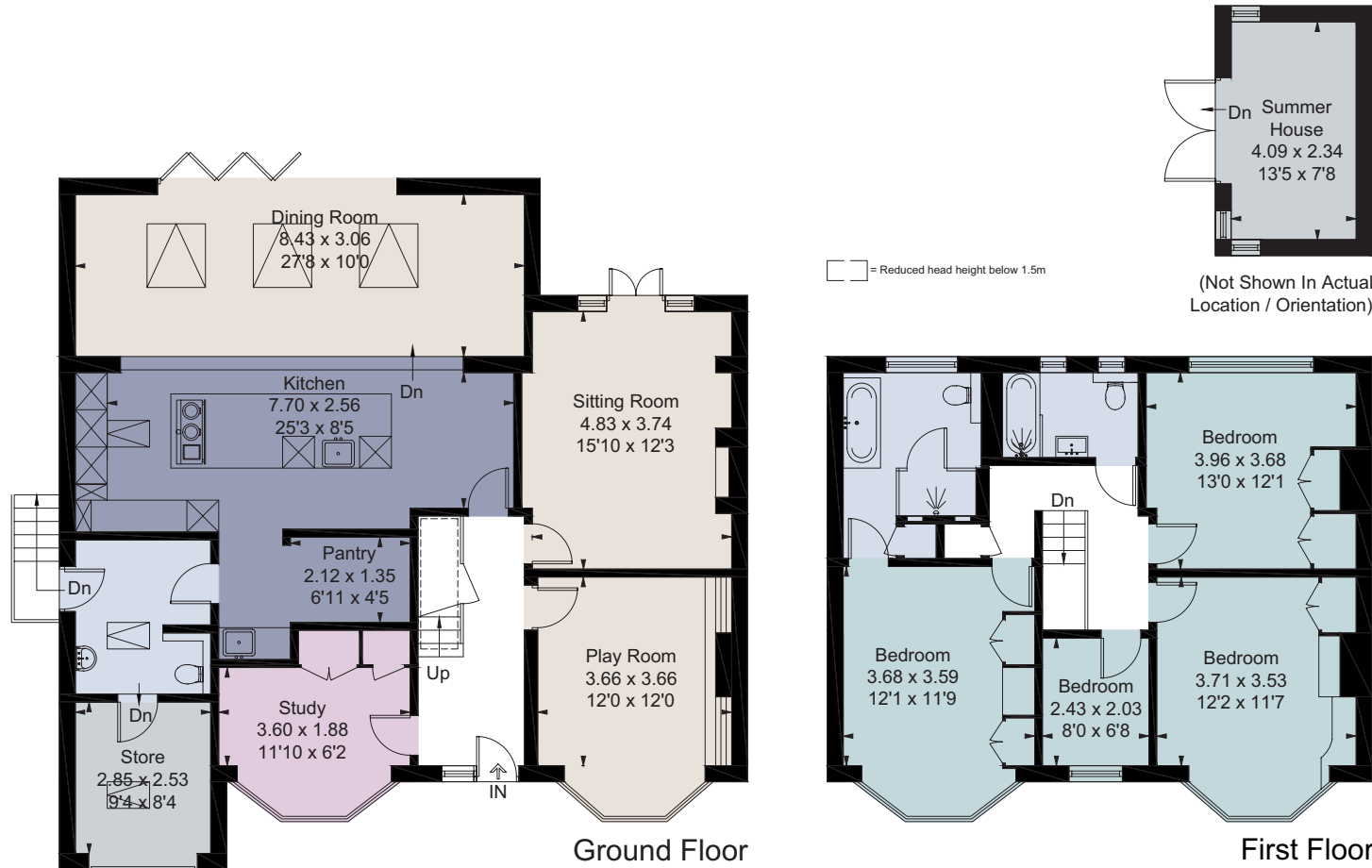
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