



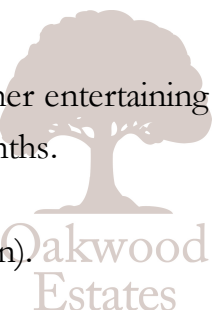
This delightful three bedroom semi-detached house is located in a sought after location nearby to Ascot Racecourse and some outstanding schools.

The ground floor features a welcoming entrance hall with large storage cupboard and provides access to the generously proportioned sitting/dining room. The double aspect sitting/dining room has a fireplace and sliding doors to the rear garden allowing natural light to fill the room. The kitchen has ample storage with eye and base level units and space for appliances. It also benefits from views of the rear garden and access to the conservatory and WC. The conservatory provides additional entertaining space, with underfloor heating and a useful utility area.

The first floor features three double bedrooms all with built-in storage and a family bathroom with shower over bath.

The private and secluded rear garden is mostly laid to lawn with a patio providing further entertaining space. The garden also offers a pergola to provide shade in the summer months.

Further benefits include potential to extend (Subject to planning permission).



- POPULAR RESIDENTIAL LOCATION
- CLOSE TO ASCOT RACECOURSE
- CONSERVATORY
- PRIVATE REAR GARDEN
- THREE DOUBLE BEDROOMS
- GROUND FLOOR WC
- CLOSE TO LOCAL AMENITIES
- CHARTERS CATCHMENT

x3

Bedrooms

x2

Reception Rooms

x1

Bathrooms

0

Parking Spaces

Y

Garden

N

Garage

Schools & Leisure

Local amenities include a wide selection of shops, charming pubs, historic Windsor Castle and luxury hotels including the renowned Coworth park and sporting facilities such as Mill Rise Golf & Country Club, Wentworth Club, Sunningdale GC and many more.

There are plenty of schooling options including many excellent or outstanding school. Some nearby schools include Ascot Heath, Charters, St Francis and Cheapside.

Location

This sought after location offers a good

balance between a peacefulness of suburban life whilst still in close proximity to local amenities and attractions such as Ascot Racecourse. Ascot Train Station offers easy access to London Waterloo, Reading and Guildford. Travel and commuting by car is just as simple with the M3, M4, M25 and Heathrow Airport conveniently located near by.

Council Tax
Band D



Kennel Close
Approximate Floor Area = 109.22 Square meters / 1175.64 Square feet

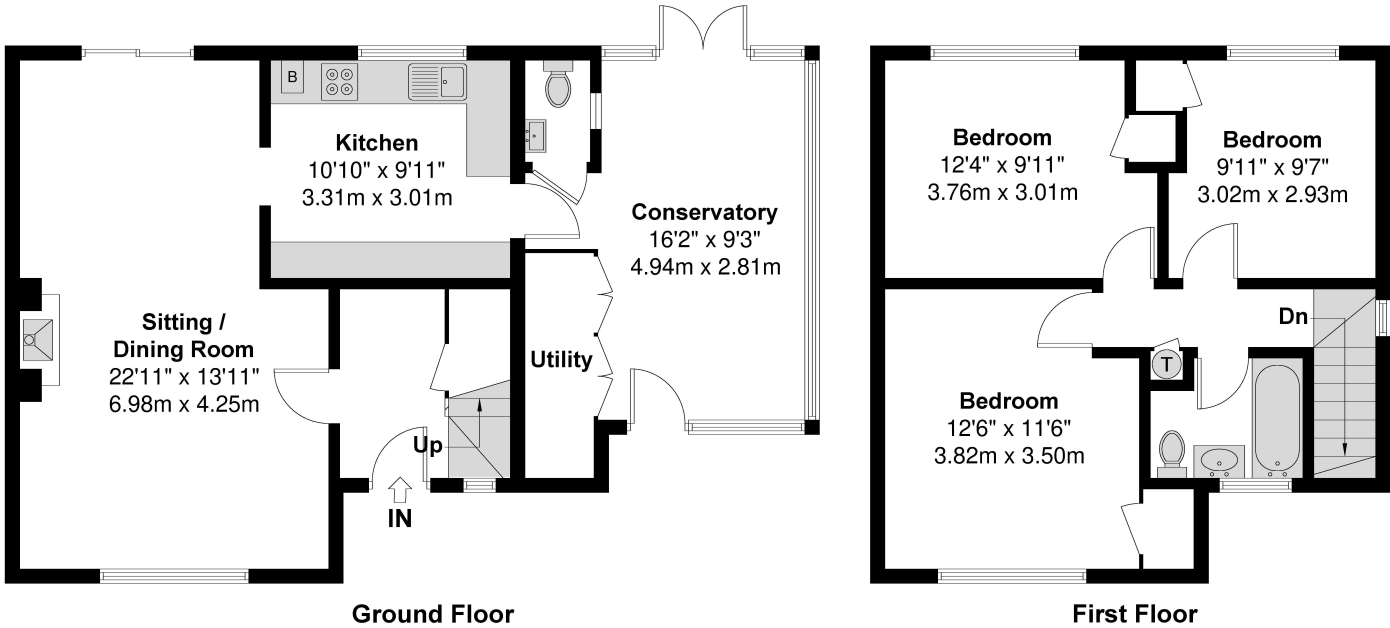


Illustration for identification purposes only, measurements are approximate, not to scale.

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

