



46 Prince Andrew Way, ASCOT, Berkshire SL5 8NJ

PRICE £540,000 Freehold

No Onward Chain

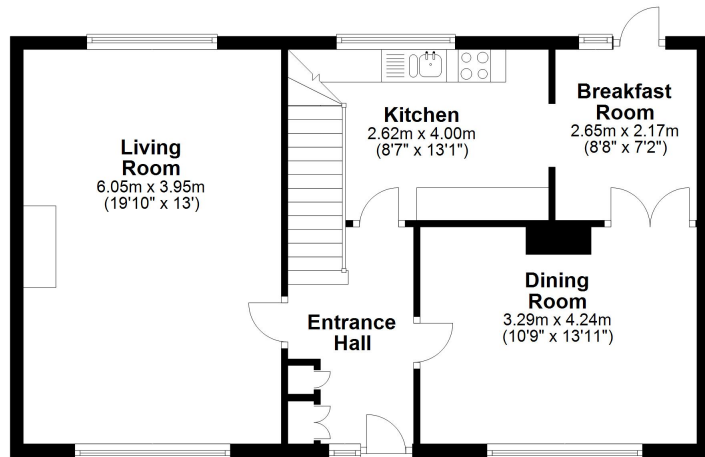
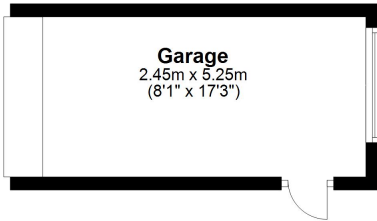
Jigsaw Estates are proud to offer this semi detached home, situated on a corner plot, in a very family friendly environment of Ascot. There is a plethora of excellent schools such as Charters Secondary, Ascot Heath Primary and Licensed Victualler's, to name but a few. Ascot mainline train station and Heatherwood Hospital are both within 2 miles of the property. In terms of the property itself, there are three bedrooms and a bathroom upstairs. To the ground floor the extension has created a large and very useable reception room which is dual aspect. There is potential to extend further and above this extension subject to the usual checks and planning permissions. There is also a dining room to the front which leads onto a breakfast room with doors onto the rear garden. The kitchen is also rear facing and could be combined with the breakfast room to create a more open feel. The rear garden is westerly in orientation and mainly laid to lawn. There is access to the driveway, but also to the rear of the detached single garage. If the floorplan and location works for you and you fancy putting your own stamp on a property along with potential extensions, then please call us to arrange a viewing!



- NO ONWARD CHAIN
- THREE BEDROOMS
- KITCHEN WITH SEPARATE BREAKFAST ROOM
- DOUBLE GLAZING
- POTENTIAL TO EXTEND FURTHER (SUBJECT TO PLANNING PERMISSIONS)
- CORNER PLOT, EXTENDED SEMI DETACHED HOUSE
- TWO RECEPTIONS
- DETACHED GARAGE & DRIVEWAY
- WESTERLY FACING GARDEN
- ASCOT MAINLINE TRAIN STATION & EXCELLENT SCHOOLS NEARBY

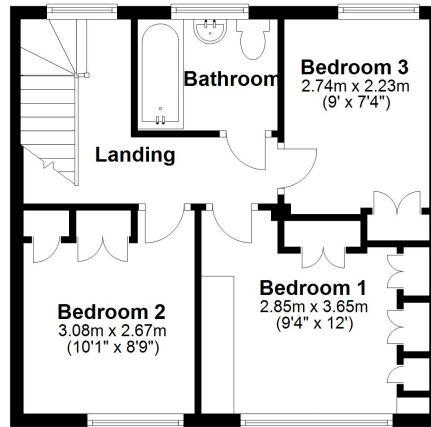
Ground Floor

Approx. 75.3 sq. metres (810.3 sq. feet)



First Floor

Approx. 37.6 sq. metres (405.0 sq. feet)



Total area: approx. 112.9 sq. metres (1215.3 sq. feet)

Floorplan is for illustration purposes only. All measurements are approximate and should be verified. Total Floor Area includes any garages, outhouses or ancillary buildings shown on the floorplan.
EPC and Floorplan produced by WWW.G-Whis.net
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	85
(81-91)	B	
(69-80)	C	69
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

