



5 Orchard Wood

9 Hermitage Drive | | Ascot | SL5 7LA

Offers In Excess Of £700,000

Leasehold - Share of Freehold

Waterford's W
Residential Sales & Lettings

5 Orchard Wood

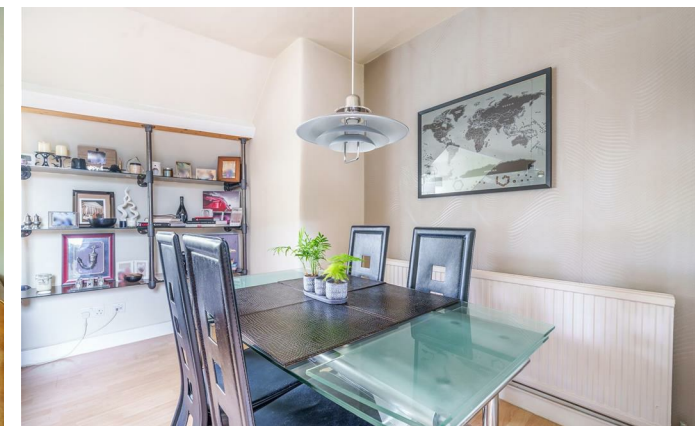
9 Hermitage Drive |

Ascot | SL5 7LA

Offers In Excess Of £700,000

OPEN HOUSE EVENT - SATURDAY 10th AUGUST. A superbly presented three bedroom apartment which is spacious and well-proportioned throughout. There is quick and easy access to Ascot High Street and mainline station. With two garages the property also offers a generous size lounge and sits in attractive communal gardens.

- OPEN HOUSE EVENT . SATURDAY 10th AUGUST
- Three double bedrooms
- Spacious kitchen
- Communal gardens
- Share of Freehold
- Attractive Victorian building with much character
- Large reception room
- Modern Bathroom with shower cubicle
- Two Garages
- Windsor & Maidenhead council tax band E



THREE BEDROOM
TOP FLOOR
CONVERSION
APARTMENT



DIRECTIONS

From Ascot High Street proceed in the direction of Bagshot. At the roundabout featuring the monument of the War Horse take the third exit towards Windsor. At the mini roundabout turn left into Burliegh Rd and proceed until Hermitage Drive is found on your right hand side. Follow the drive until Orchard Wood is found at the end of the driveway.

DESCRIPTION

Set in a no through road location on the edge of Ascot town and " across the road "from the world famous racecourse is the exceptional and rarely available conversion apartment taking up a major portion of the top floor of the building. This bright and spacious property has enjoyed much improvement by its current owners and features three double bedrooms all with built in wardrobes and the master boasting a Juliet balcony. This very comfortable property benefits from a large loft space which subject to the usual permissions could be converted to further living space. Further accommodation offered includes a good size living room with separate lounge and dining spaces and a modern four piece bathroom suite with feature built in fish tank.

OUTSIDE

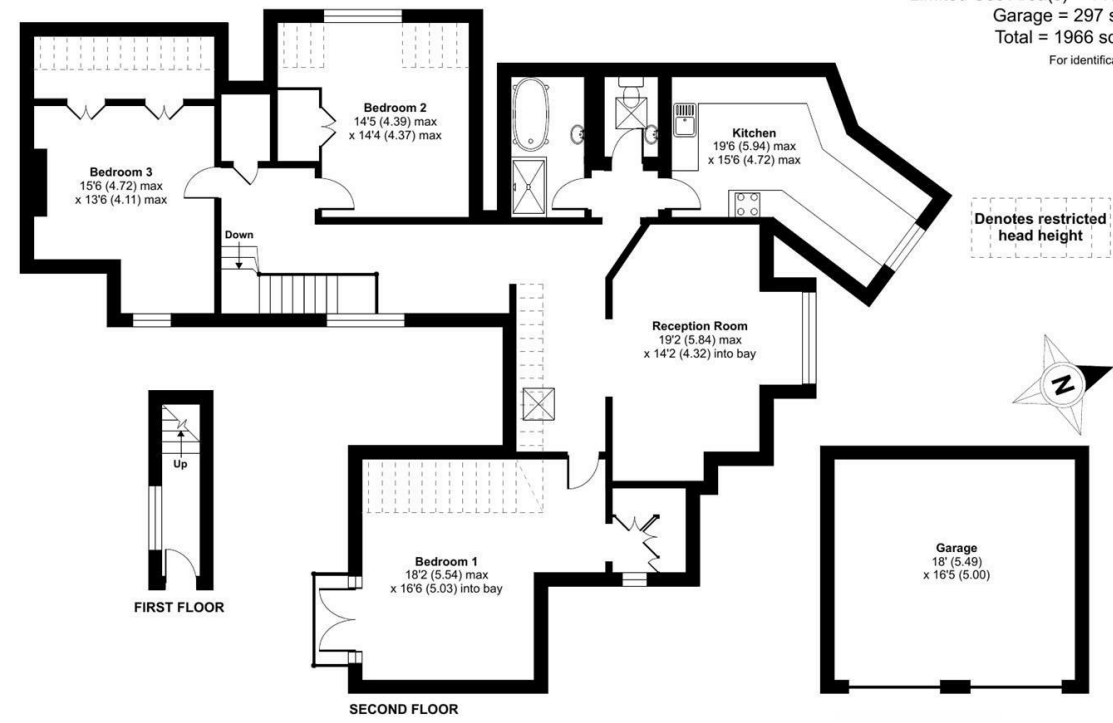
Attractive communal gardens with generous size lawn. DOUBLE garage and communal parking. There is a PRIVATE EV CHARGER installed for this flat.





Hermitage Drive, Ascot, SL5

Approximate Area = 1529 sq ft / 142 sq m
 Limited Use Area(s) = 140 sq ft / 13 sq m
 Garage = 297 sq ft / 27.5 sq m
 Total = 1966 sq ft / 182.6 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rihcecom 2024. Produced for Waterfords. REF: 1119394



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	49
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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