



CHATTERTON | REES



40 Park Crescent, Ascot, SL5 0AZ
£2,600 Per month





40 Park Crescent

Ascot, SL5 0AZ

- Three Bedrooms
- Three Receptions
- Utility
- Driveway
- Two Bathrooms
- Two WC
- Conservatory
- Close To Sunningdale

A well-presented three bedroom, three reception, semi-detached home with driveway parking, ideally located within walking distance of Sunningdale High Street.

The ground floor has a living room, a modern kitchen, a versatile dining room that can also be used as a study, a conservatory, a utility room, and a downstairs WC.

Upstairs, the property features a double bedroom with an en-suite shower room, two additional bedrooms, an upstairs WC, and a family bathroom.

Outside, there is secure driveway parking to the front and a private rear garden with both lawned and patio areas

Park Crescent is situated with access to both Sunningdale and Sunninghill High streets. Nearby schools include Charters, Hall Grove, Lambrook, The Marist, Papplewick, St Francis, St George's and St Mary's.

Local places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Sunningdale Golf Club, Virginia Water Lake, Wentworth Club and Windsor Great Park. The station in Ascot and Sunningdale has trains to London Waterloo and Reading. Ascot is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC C. Council Tax Band E. Deposit £3,000. Holding Deposit £600. Lease Length 12-36 Months.

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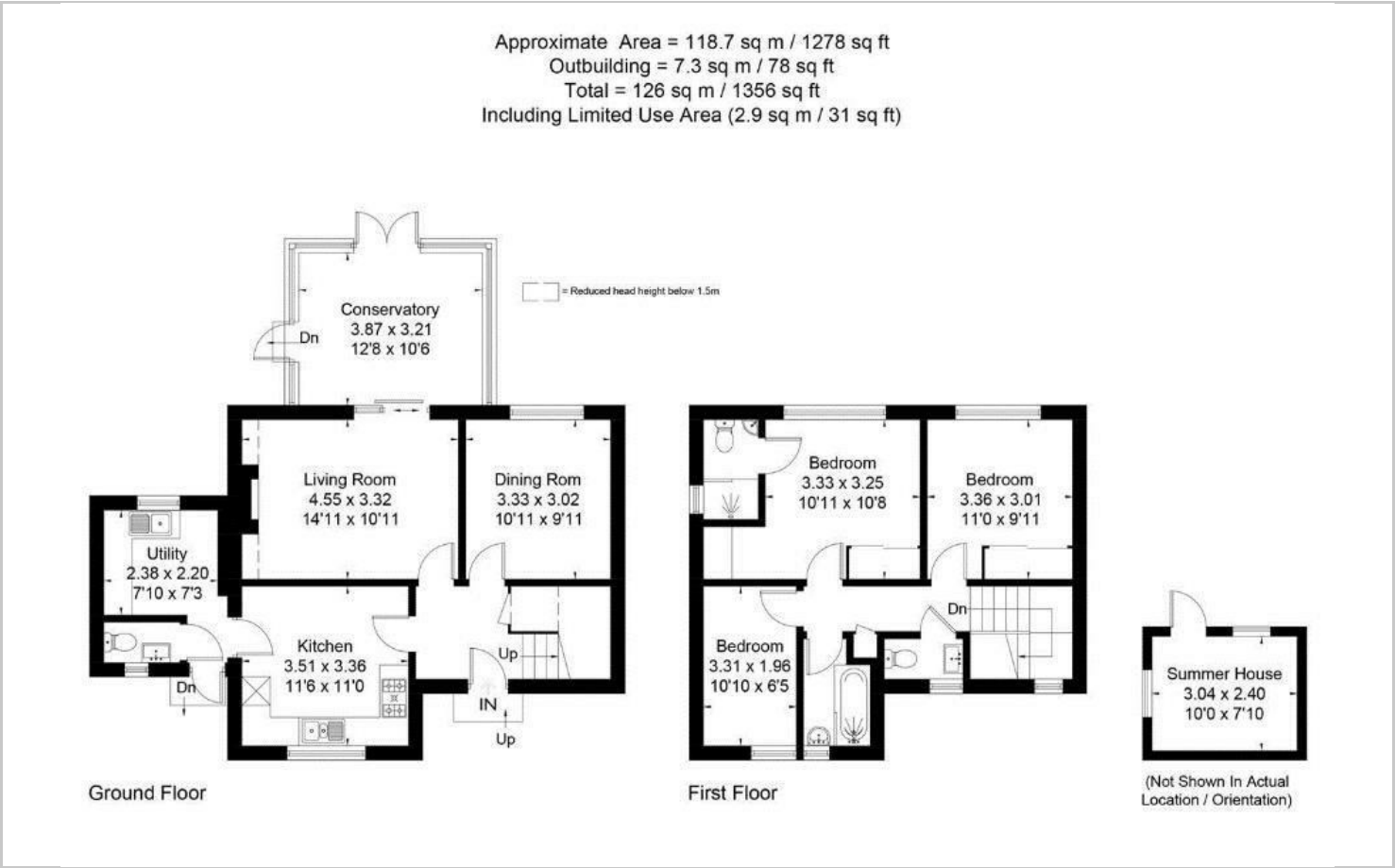


Directions

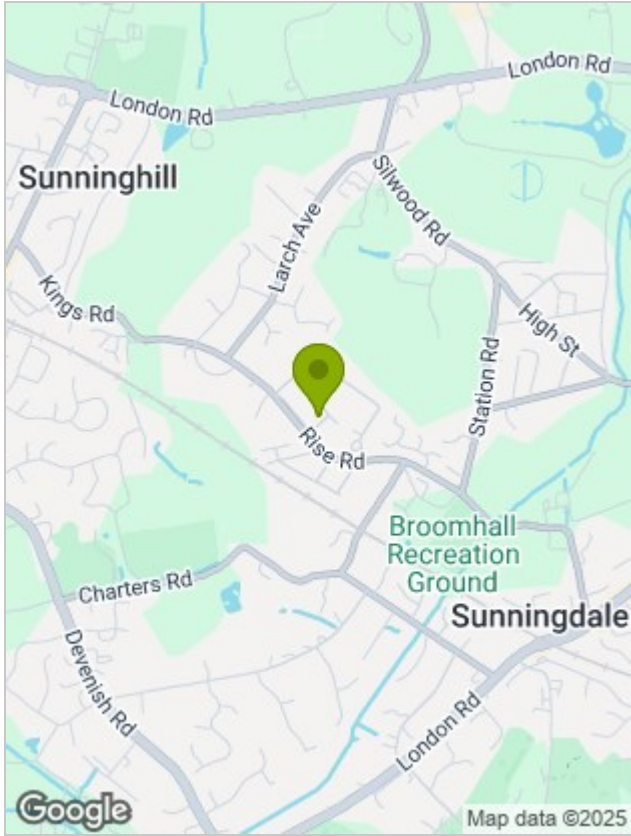




Floor Plans



Location Map



Viewing

Please contact our Sunningdale Country Homes Office on 020 3780 0580 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Performance Graph

