



75 VICTORA ROAD
SOUTH ASCOT

BUCKINGHAMS



75 Victora Road

South Ascot • Berkshire • SL5 9DR

£685,000
Freehold

A beautifully presented, three double bedroom Victorian semi-detached home situated in a sought-after location and fronting South Ascot recreation grounds.

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|------------------------------------|---|
| • CHARACTER SEMI-DETACHED PROPERTY | • FRONTING & OVERLOOKING THE LOCAL PARK |
| • 3 DOUBLE BEDROOMS | • 0.4 MILES FROM ASCOT RAILWAY STATION |
| • THREE RECEPTION ROOMS | • IN CHARTERS SCHOOL CATCHMENT AREA |
| • 1,354 SQUARE FEET TOTAL | • EPC D.66, COUNCIL TAX BAND E |

ENTRANCE HALL • SITTING ROOM WITH WALK-IN BAY WINDOW • DINING ROOM • KITCHEN • TRIPPLE ASPECT FAMILY ROOM • GOUND FLOOR WC • PRINCIPAL BEDROOM SUITE WITH EN SUITE SHOWER ROOM • TWO FURTHER DOUBLE BEDROOMS • FAMILY BATHROOM • GENEROUS REAR GARDEN

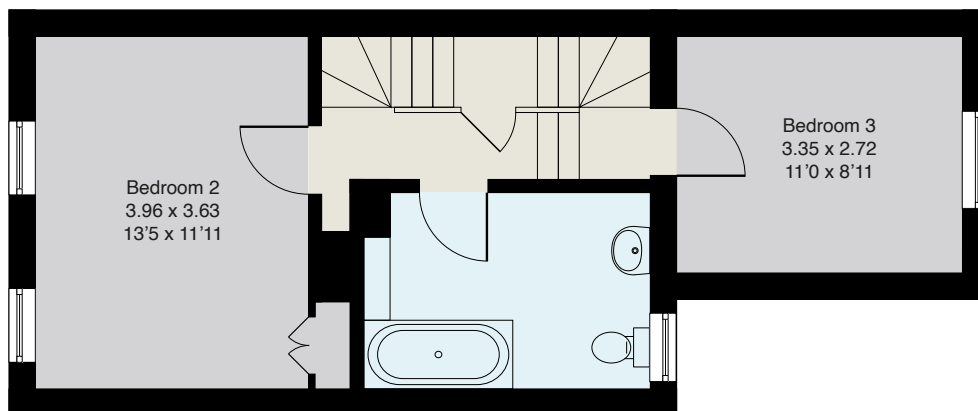
Description

75 Victoria Road has been kept in excellent order by the present owners and provides spacious and versatile living accommodation approaching 1,400 square feet across three floors. The property has been thoughtfully extended with a modern kitchen featuring ample storage and granite worktops leading through to a superb triple aspect family room overlooking the generous rear garden. The loft has been converted to an excellent principal bedroom suite and the property retains its original fireplaces to provide a tasteful blend of both character and modern features.

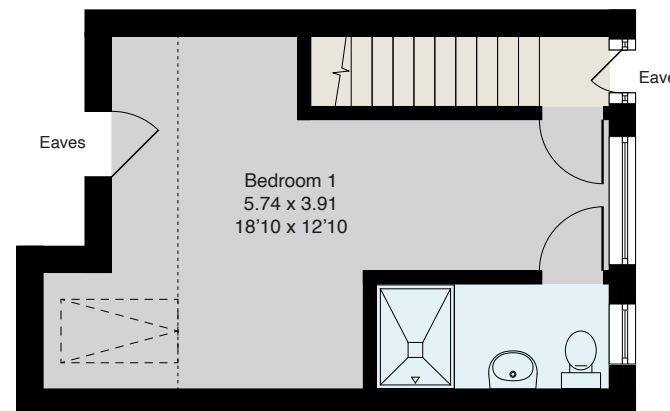
Directions

From Ascot Rail Station turn right onto Station Hill, proceed under the rail bridge onto Brockenhurst Road and after passing the shopping parade turn right into Victoria Road. No.75 will be found on the right hand side opposite the South Ascot recreation fields.

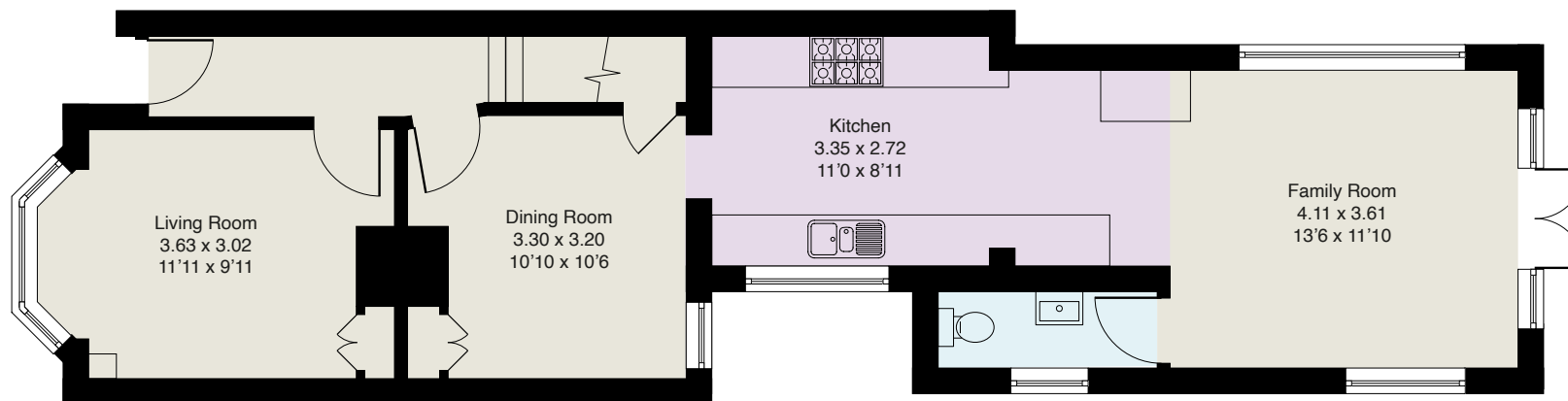
Approximate Gross Internal Floor Area :
 Main House 121.6 sq m / 1309 sq ft
 Limited Use Area 4.1 sq m / 45 sq ft
Total 125.7 sq m / 1354 sq ft



First Floor



Second Floor



Ground Floor

EPC: D66
 Council Tax Band E
 ALL MAIN SERVICES

Important Notice

These particulars and measurements are believed to be correct but their accuracy is not guaranteed by the Vendor or Vendor's Agents and they do not constitute any part of a contract. It is not our Company Policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Ref: 75VRB013110252 HPI ©2025 Not to Scale. Any Areas, measurements or distances given are maximum and approximate only, no decisions without checking should be made when reliant upon them.

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