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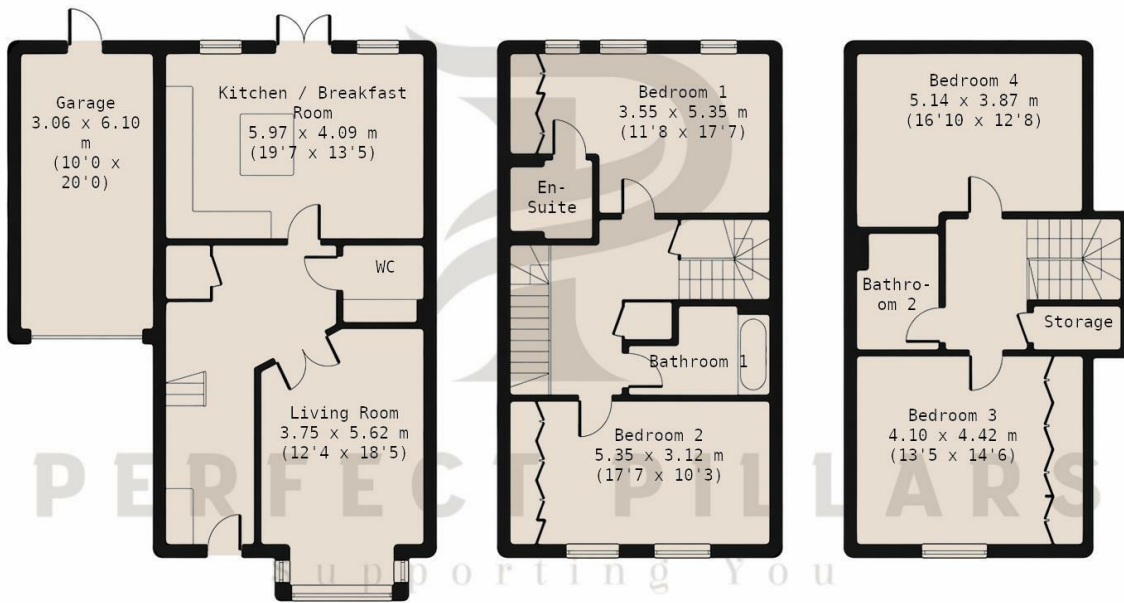
## 11 Fleming Close, Ascot, SL5 7GS

Asking price £950,000

- Modern family home arranged over three floors
- Ground floor WC
- Enclosed rear garden
- Well placed for Ascot station and Racecourse
- Four bedrooms
- Spacious living room
- Garage and driveway parking
- Three bathrooms
- Generous kitchen / breakfast room
- Convenient for Ascot High Street amenities

400 Thames Valley Park Drive, Reading, Berkshire, RG6 1PT  
01183 048821

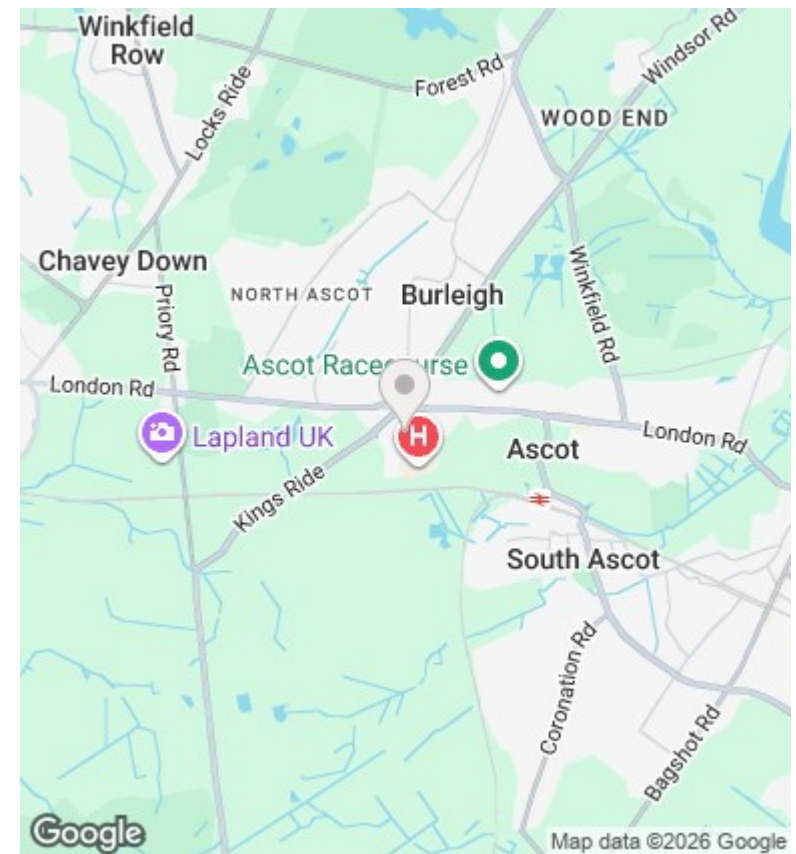
info@perfectpillars.co.uk  
<https://www.perfectpillars.co.uk/>



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



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

## Directions

## Viewings

Viewings by arrangement only. Call 01183 048821 to make an appointment.

## Council Tax Band

G

## EPC Rating:

A