



CHATTERTON | REES



25 Queensbury Gardens

, Ascot, SL5 9GG

Guide price £1,500,000



25 Queensbury Gardens



Description

Queensbury Gardens is one of Berkeley Homes' exclusive gated developments, just a short walk from Ascot train station.

The ground floor is centered around a bright and expansive open-plan kitchen, beautifully appointed with integrated Siemens appliances. This space flows effortlessly into the dining and living areas, creating a welcoming and sociable heart of the home. Large glazed doors open directly onto the terrace, seamlessly blending indoor and outdoor living and making it ideal for both everyday family life and entertaining.

The first floor comprises three well-proportioned bedrooms, including the principal suite, which features a walk-through wardrobe and a spacious en-suite bathroom. Two further double bedrooms complete this level, one of which benefits from the privacy of its own en-suite shower room.

On the top floor, a generous bedroom and bathroom are complemented by a dedicated media room,

- Five Bedrooms
- Detached
- Kitchen/Breakfast Room
- Car Port
- Three Bathrooms
- Gated Development
- Utility Room
- Landscaped Gardens





Floor Plan

APPROXIMATE FLOOR AREA
House - 225.67 sq m - 2429 sq ft
(Gross Internal Area)

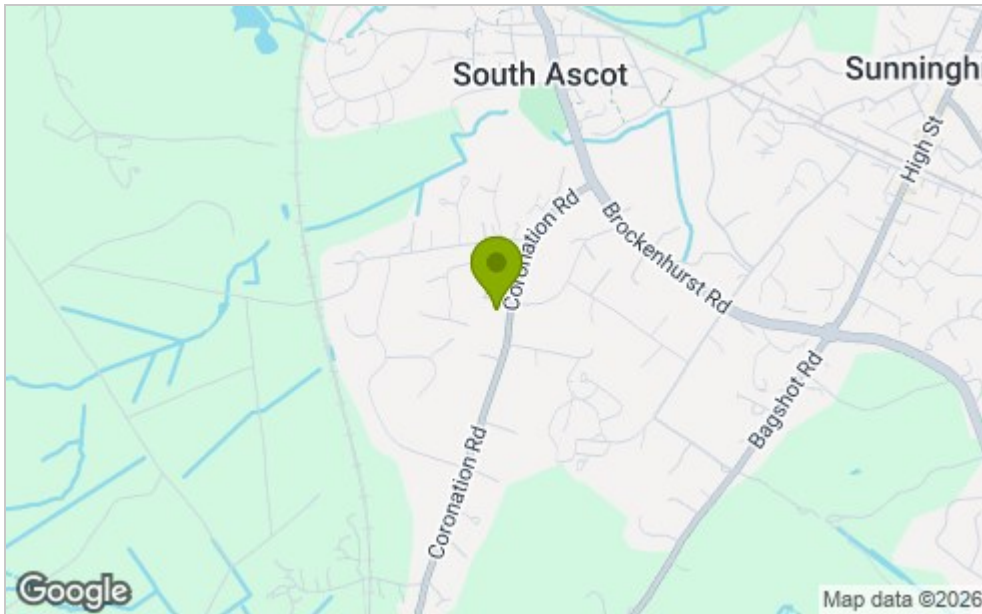
NOT TO SCALE
This plan is for illustration purposes only



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Area Map



Viewing

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

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Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	