

**HP**

H PRESTIGE ESTATES



# 43 CARROLL CRESCENT ASCOT

**£460,000**  
**FREEHOLD**

Situated in the sought-after Carroll Crescent in Ascot, this charming mid-terrace home offers well-balanced accommodation ideally suited to families, first-time buyers, or those seeking additional living space. Conveniently located just 0.5 miles from Ascot Station, the property enjoys excellent transport links while remaining close to local amenities and schools.

The ground floor features two spacious reception rooms, providing flexible areas for both everyday living and entertaining. Upstairs, the property offers three well-proportioned bedrooms served by a well-appointed family bathroom.

To the rear, an exceptionally generous garden creates a wonderful outdoor space, ideal for gardening, outdoor dining, or family enjoyment. Further benefits include off-street parking and a convenient location close to the train line, making this an attractive opportunity for commuters and families alike.

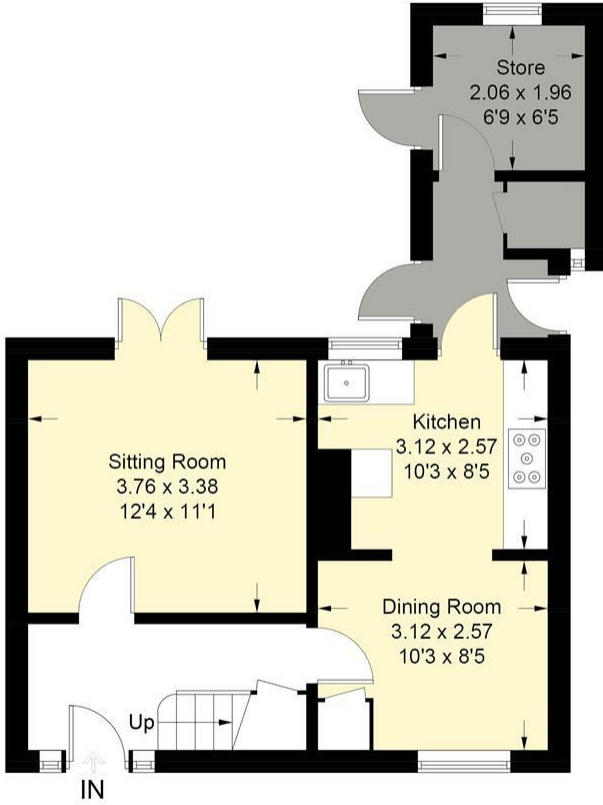
Overall, this well-presented home combines practical living space, a substantial garden, and excellent connectivity in a popular Ascot setting.



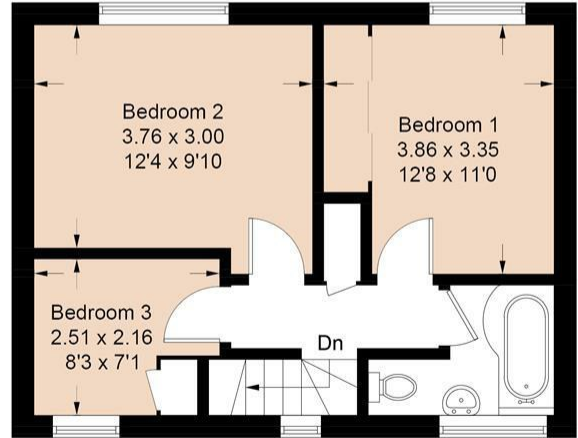


# Carroll Crescent, Ascot, SL5

Approximate Gross Internal Area = 88 sq m / 943 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1294107)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**H Prestige Estates Ascot**  
 23 Brockenhurst Road  
 Ascot  
 Berkshire  
 SL5 9DJ

01344 283300  
 info@hprestige.co.uk  
 www.hprestige.co.uk

