



4 QUEENSBURY GARDENS

ASCOT, SL5 9GG

£1,000,000
FREEHOLD

A beautifully presented four double bedroom, three bathroom home set within the sought after gated development of Queensbury Gardens, just a short walk from Ascot High Street and train station.

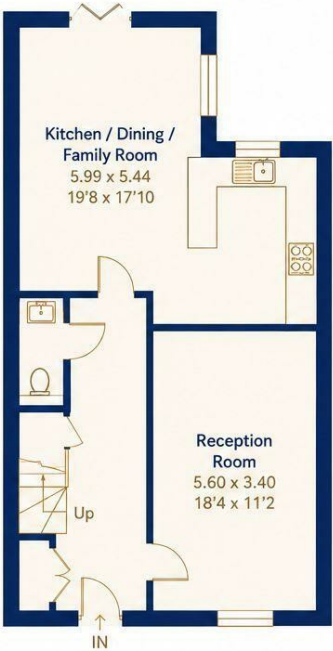
Arranged over three floors, the property offers bright, modern and versatile living space, including a spacious living room, stylish kitchen with breakfast bar and integrated appliances, plus a dining area opening directly onto the garden.

Upstairs, the impressive principal bedroom features a walk in wardrobe and luxurious en-suite, while the second bedroom also benefits from its own walk in wardrobe and en-suite. Two further double bedrooms and a large family bathroom complete the upper floors.

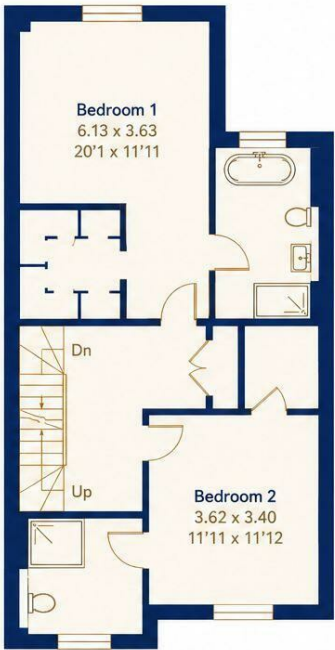
WR

WYNDHAM ROW

Approximate Floor Area = 190.4 sq m / 2049 sq ft
Eaves = 5.4 sq m / 58 sq ft
Total = 195.8 sq m / 2107 sq ft



Ground Floor



First Floor



Second Floor



WYNDHAM ROW

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

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

Wyndham Row Ltd
Upper Deck, Admirals Quarters
Portsmouth Road
Thames Ditton
Surrey
KT7 0XA

01932 508 000
office@wyndhamrow.co.uk
www.wyndhamrow.co.uk

WR
WYNDHAM ROW