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2 Edward Mews, 118 Kennel Ride, Ascot, SL5 7GX

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### Asking Price £500,000

Nestled in the tranquil setting of Kennel Ride, Ascot, this modern two-bedroom mid-terrace house on Edward Mews offers a delightful blend of comfort and contemporary living. Built in 2013, this property spans an impressive 764 square feet and is perfect for those seeking a stylish home in a sought-after location.

Upon entering, you are greeted by an open-plan living and dining area that is both spacious and inviting, seamlessly integrating with a beautifully designed kitchen equipped with all necessary appliances. The ground floor also features a generous WC, adding to the convenience of the layout.

The first floor boasts two well-proportioned double bedrooms, with the master bedroom benefiting from an ensuite bathroom, ensuring privacy and comfort. A spacious family bathroom serves the second bedroom, making this home ideal for families or those who enjoy hosting guests.

The private development comprising just 8 exclusive properties, offering a peaceful and private setting with a strong sense of community. This property benefits from two allocated parking spaces conveniently located directly in front of the home, providing easy access and everyday practicality for homeowners and guests alike. The small-scale development offers an attractive balance of privacy, security, and convenience.

This property is a fantastic opportunity for anyone looking to invest in a modern home in Ascot. With its appealing features and prime location, viewings are highly recommended, as this gem is unlikely to remain on the market for long. Don't miss your chance to make this lovely house your new home.

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Floor 0



Floor 1

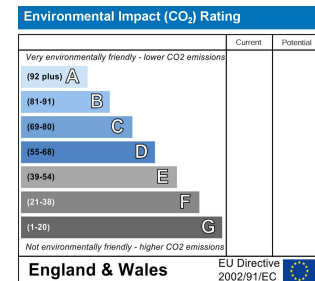
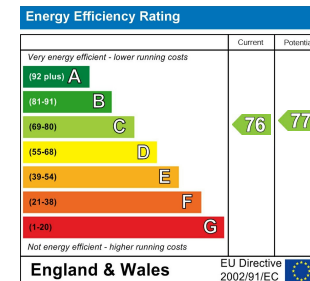


Approximate total area<sup>(1)</sup>  
778 ft<sup>2</sup>


(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







