WINDLEBROOK
Estates

GUIDE PRICE £450,000



106 Fernbank Road

Ascot · SL5 8JN

GUIDE PRICE £450,000

COTTAGE · FOR SALE

CHAIN FREE: offered for sale with no onward chain, so a buyer can move as quickly as they are ready to.

Set behind a traditional picket fence, this charming two-bedroom period cottage combines an attractive character exterior with stylish, well-presented interiors and a surprisingly generous amount of living space. Recently fully renovated, it is ready to move straight into, with a recently fitted kitchen, a fairly new bathroom and brand new carpet throughout. The ground floor is centred around an impressive reception and dining room extending to approximately 24 feet in length. A front bay window brings plenty of natural light into the sitting area, while the open layout provides ample space for a full-sized dining table and chairs. Neutral décor and a natural flow between the two areas create a comfortable and versatile room for both everyday living and entertaining. Positioned at the rear of the property, the recently fitted kitchen features classic shaker-style cabinetry, wood-effect work surfaces and brass-toned fittings. The layout provides excellent storage and preparation space, together with an integrated oven, hob and extractor and additional space for essential appliances. A large window overlooks the garden, while a rear door provides direct access outside. The fairly new ground-floor bathroom has been finished in warm neutral tones and includes a modern suite with bath and shower

brand new carpet. The principal bedroom is a comfortable double with space for freestanding furniture, while the second bedroom would work equally well as a guest bedroom, nursery or home office. Outside, the enclosed rear garden is arranged with a paved seating terrace, lawn and established borders, creating an inviting space for outdoor dining and relaxation. A pathway leads to two useful timber storage sheds. To the front, the picket fence and neatly arranged garden complement the cottage's attractive appearance. Fernbank Road is conveniently positioned for access to Ascot and the surrounding area, with shops, schools, leisure facilities and transport connections all within practical reach. Being sold chain free, the property would make an excellent choice for first-time buyers, downsizers or anyone seeking a character home with newly renovated interiors. Key features Chain free, with no onward chain Recently fully renovated two-bedroom period cottage Recently fitted shaker-style kitchen Brand new carpets throughout Fairly new ground-floor bathroom Approximately 727 sq ft of accommodation Impressive 24-foot reception and dining room Two well-proportioned bedrooms Enclosed rear garden with patio and lawn Two useful timber storage sheds Room dimensions Reception and dining room: 24'4" x





2	1	727	-
BEDROOMS	BATHROOMS	SQUARE FEET	RECEPTION

Reception & Living







KEY FEATURES

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- Recently fitted shaker-style kitchen
- Brand new carpets throughout
- Fairly new ground-floor bathroom
- Approximately 727 sq ft of accommodation
- Impressive 24-foot reception and dining room
- Two well-proportioned bedrooms
- Enclosed rear garden with patio and lawn
- Two useful timber storage sheds

Kitchen & Dining





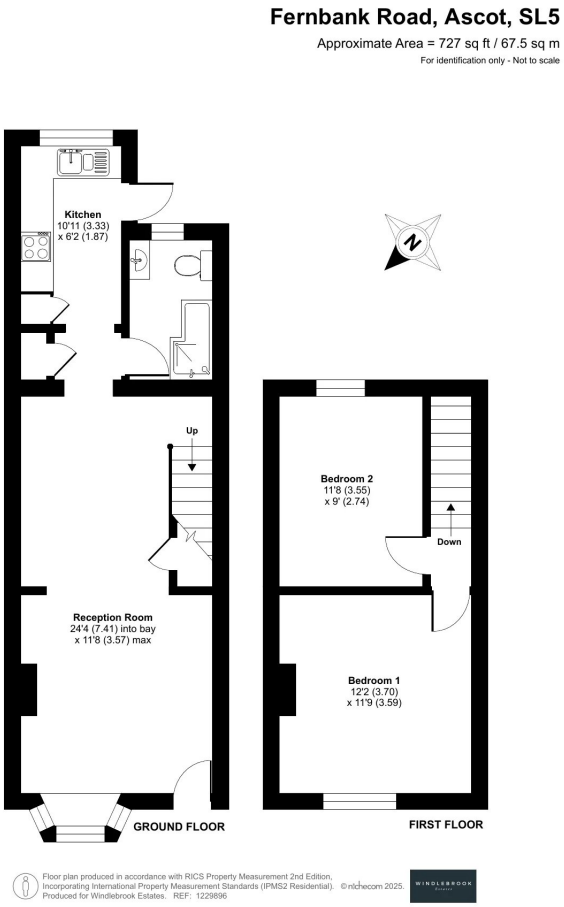




Bedrooms & Bathrooms

This home offers 2 bedrooms and 1 bathroom.

Floorplan & Key Facts



GROSS INTERNAL AREA APPROX. 727 SQ FT · NOT TO SCALE, FOR IDENTIFICATION ONLY

TENURE	EPC RATING	COUNCIL TAX
Freehold	D (59)	D

Gardens & Setting

Further information on the local area is available from the agent.

CONTACT & VIEWINGS

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Important notice: These particulars are for guidance only and do not form part of any offer or contract. Measurements are approximate. The agent has not tested services, appliances or fittings. Photographs depict the property at the time of instruction.