



## 14 LANGDALE DRIVE ASCOT, SL5 8TQ

£750,000  
FREEHOLD

Situated in a quiet cul de sac overlooking attractive parkland, this well proportioned four bedroom, two bathroom detached family home offers versatile living space, a driveway, and a garage ideal for modern family life.

The ground floor provides excellent flexibility and includes a welcoming living room, a separate dining room, and a modern kitchen with space for informal dining. Additional features include a useful utility room, a study ideal for home working, and a downstairs WC. Upstairs, the property offers a principal bedroom with built in wardrobes and an en suite shower room, three further well sized bedrooms, and a contemporary family bathroom.

Externally, the property benefits from a driveway leading to a double garage, side access, and a private rear garden perfect for both entertaining and family use.

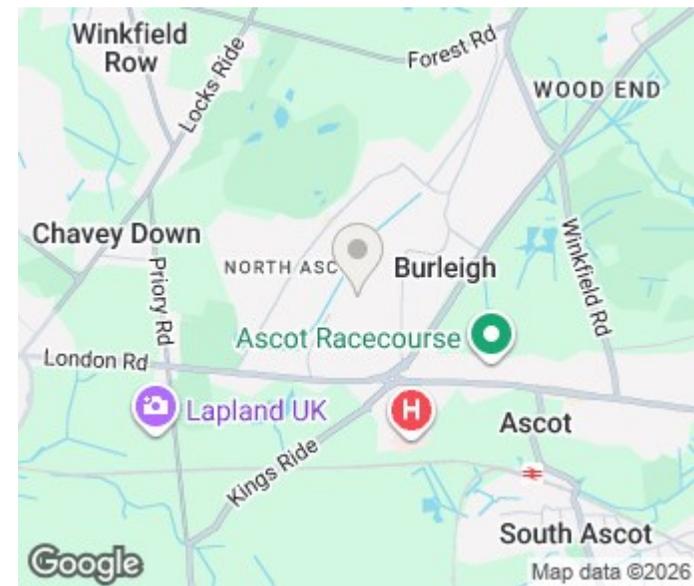
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**Total: 1636 sq. ft**  
 Ground Floor: 987 sq. Ft, 1st Floor: 649 sq. ft, Garage: 312 sq.ft  
 Excluded Areas: Fireplace: 7 sq. Ft, Walls: 141 sq. ft

Disclaimer: Measurements Deemed Highly Reliable But Not Guaranteed



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			
<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

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