

## 4 Vasey Way, Eaton Leys

Offers Over £550,000

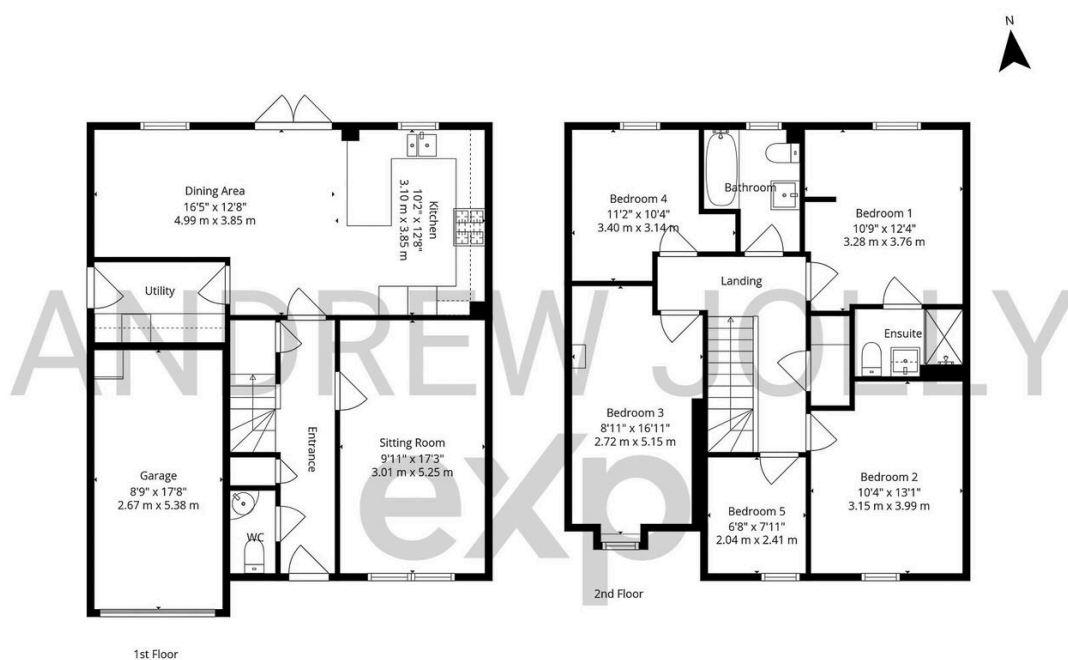
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A beautifully presented five bedroom detached Ascot home, built in 2023 by Barratt Homes and positioned on a slightly larger plot than others on the street. Features include a dual-aspect lounge, open-plan kitchen/diner, versatile fifth bedroom, en-suite to the principal bedroom, integral garage and driveway. Owners downsizing, move-in ready.

## Key Features

- Built in 2023 by Barratt Homes
- Current Owners from New
- Approx. Monthly Utility Bills = £200pcm
- Owners Downsizing – Move-in Ready Condition
- Five Bedroom Detached Ascot-Style Home
- Council Tax Band - E
- 1,463 Sq.Ft = 136 m2
- REF: AJ1276



**TOTAL: 1368 sq. ft, 127 m2**  
1st floor: 610 sq. ft, 57 m2, 2nd floor: 758 sq. ft, 70 m2  
EXCLUDED AREAS: GARAGE: 155 sq. ft, 14 m2, UTILITY: 49 sq. ft, 5 m2, " ": 219 sq. ft, 20 m2,  
LOW CEILING: 20 sq. ft, 2 m2, WALLS: 113 sq. ft, 11 m2

Floor Plan Created By Harper & Reid. Measurements Deemed Highly Reliable But Not Guaranteed