



AVENIR

ASCOT

BUCKINGHAMS



Avenir

Burleigh Road • Ascot • Berkshire • SL5 7PA

£2,750,000

A beautifully presented detached three storey home providing close to 8,000 square feet of exceptional accommodation, situated in a sought after location close to Ascot Racecourse.



- FANTASTIC LIVING ACCOMMODATION
- FIVE BEDROOM SUITES
- PRIVATE, GATED PLOT
- 7,864 SQUARE FEET IN TOTAL
- WALKING DISTANCE TO ASCOT HIGH STREET
- CINEMA/MEDIA ROOM & GYM/GAMES ROOM
- CLOSE TO RACECOURSE
- LONDON WATERLOO FROM 57 MINS

RECEPTION HALL • CLOAKROOM • DRAWING ROOM • DINING ROOM • STUDY • KITCHEN/
BREAKFAST ROOM OPEN TO FAMILY ROOM • UTILITY ROOM • FIVE BEDROOM SUITES •
CINEMA/MEDIA ROOM • TRIPLE GARAGE WITH GYM/GAMES ROOM OVER • PRIVATE GARDENS

Description

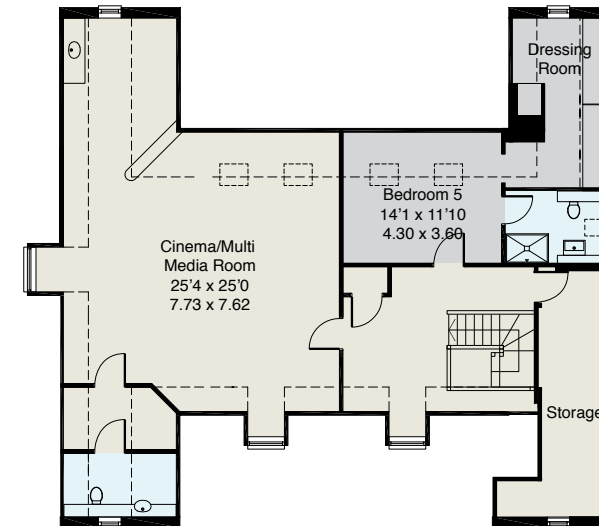
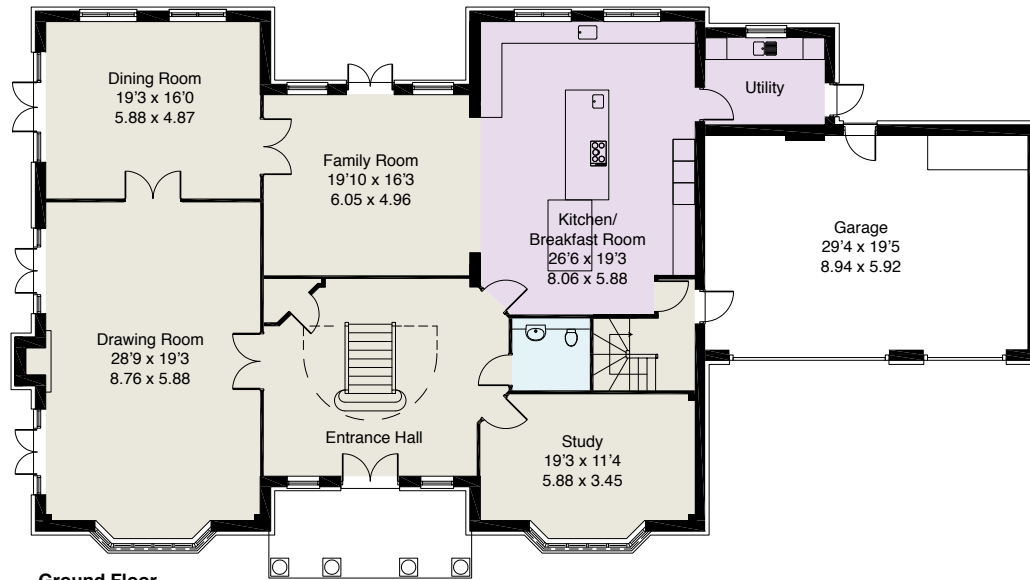
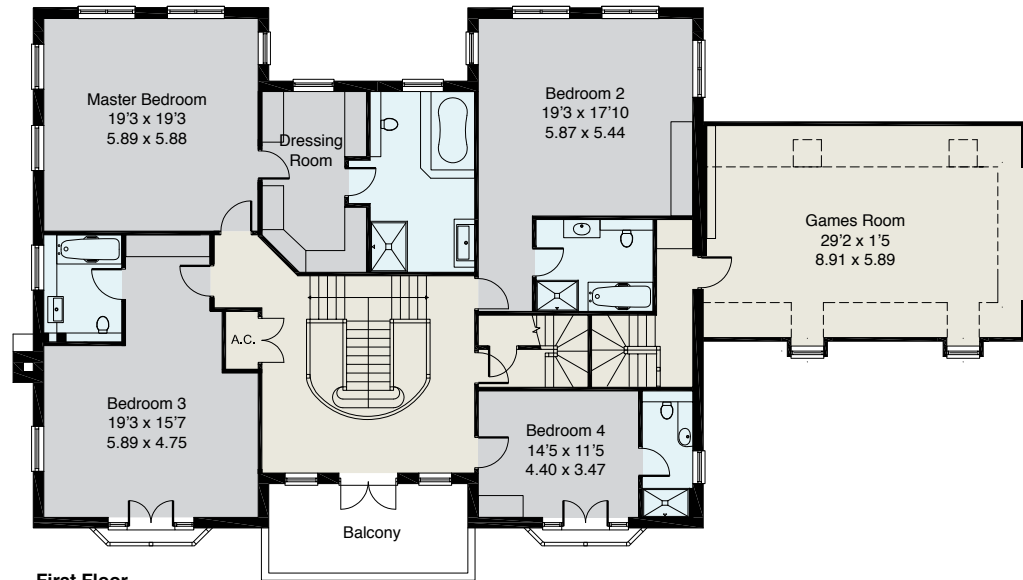
Avenir is a bright & airy extremely well designed home providing extensive and adaptable accommodation suitable for various family needs; the property is offered for sale in superb order throughout and enjoys a popular location, being a short stroll to Ascot Racecourse and within walking distance of High Street facilities and the rail station.

Directions

From Ascot rail station turn left to proceed up Station Hill and at the roundabout on Ascot High Street take the first exit. At the next (Heatherwood Hospital) roundabout take the third exit onto Windsor Road, take the second exit at the next roundabout to continue along Windsor Road then turn left into Kennel Avenue. At the end turn left into Burleigh Road where the gated entrance to Avenir will be found immediately on the left hand side.



Approximate Gross Internal Floor Area :
 Ground Floor 296 sq m / 3184 sq ft
 First Floor 283 sq m / 3043 sq ft
 Second Floor 152 sq m / 1637 sq ft
Total 731 sq m / 7864 sq ft



EPC: C78.

Important Notice

These particulars and measurements are believed to be correct but their accuracy is not guaranteed by the Vendor or Vendor's Agents and they do not constitute any part of a contract. It is not our Company Policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Ref: AB011712172 HPI ©2017 Not to Scale. Any Areas, measurements or distances given are maximum and approximate only, no decisions without checking should be made when reliant upon them.

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