

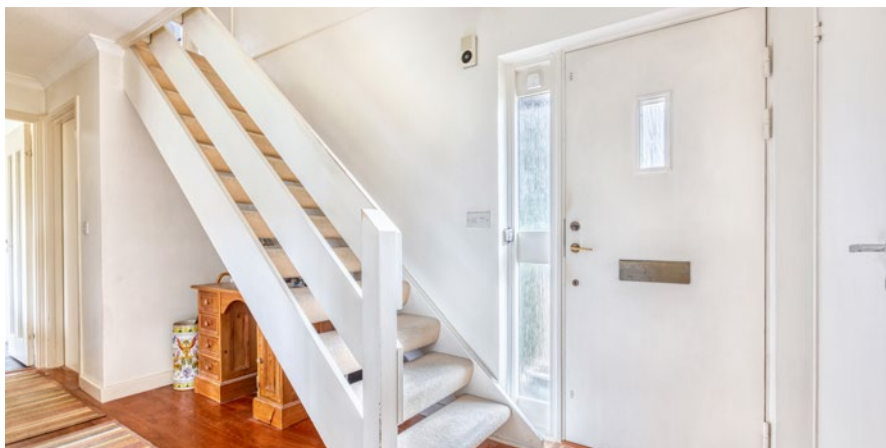


73 GEFFERS RIDE

ASCOT

BUCKINGHAMS





# 73 Geffers Ride

Burley Wood • Burleigh Road • Surrey • SL5 7JZ

£1,050,000 Freehold

73 Geffers Ride is a four bedroom detached freehold property occupying a secluded mature plot in a desirable private road close to Ascot Race Course.

Ascot High Street is within only a ten minute walk and provides comprehensive day to day facilities including coffee shops, a variety of eateries, two local supermarkets & petrol station whilst Ascot mainline railway station serves both Reading & Waterloo (55 minutes).

- FOUR BEDROOMS
- PRIVATE CUL-DE-SAC
- QUIET 'LEAFY' LOCATION
- WELL MAINTAINED REAR GARDEN
- 2 BATH/SHOWER ROOMS (1 GROUND FLOOR)
- DETACHED DOUBLE WIDTH GARAGE
- WITHIN CATCHMENT AREA FOR LIMITED M'SHIP ACCESS TO WINDSOR GREAT PARK (FEE PAYABLE)
- CLOSE TO HIGHLY RATED PRIVATE SCHOOLS
- LIVING ROOM WITH FIREPLACE
- NO ONWARD CHAIN
- LONDON WATERLOO – 55 MINS
- M3 (JUNCTION 3) ONLY TEN MINUTES' DRIVE
- CHARTERS SCHOOL CATCHMENT AREA

RECEPTION HALL • CLOAKROOM • TRIPLE ASPECT LIVING ROOM WITH FIREPLACE AND GLAZED PATIO DOORS TO REAR GARDEN • DINING ROOM • STUDY WITH SQUARE ORIEL WINDOW • KITCHEN • UTILITY ROOM • PRINCIPAL BEDROOM WITH SHOWER ROOM EN-SUITE • THREE FURTHER BEDROOMS • FAMILY BATHROOM • DETACHED DOUBLE WIDTH GARAGE • NEATLY MAINTAINED LARGE REAR GARDEN

## Description

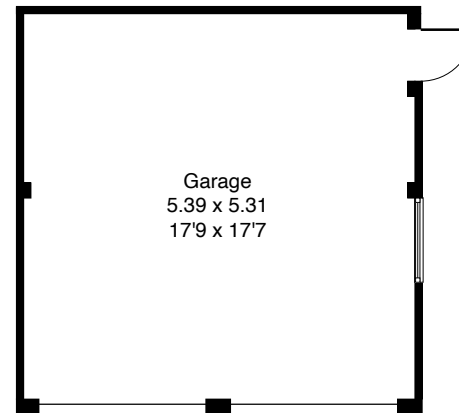
73 Geffers Ride is a four bedroomed detached freehold property occupying a delightful, secluded plot in Burley Wood, favourably positioned at the beginning of this award-winning private cul-de-sac located off leafy Burleigh Road, close to the world famous Ascot Race Course.

Originally Crown Woodland, Burley Wood remains sheltered amongst a wealth of mixed mature trees which provide a quiet & tranquil environment. The roads, verges and five wooded communal areas are regularly maintained by Burley Wood Management Co.

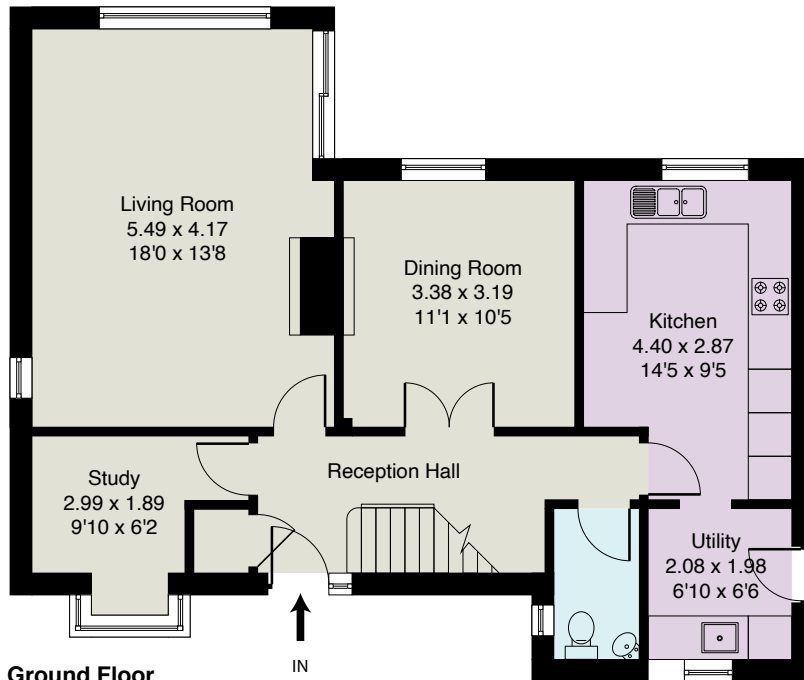
## Directions

From the Heatherwood Hospital roundabout at the top of the High Street, take the Windsor Road exit towards Windsor (with the Racecourse on your right) and at the first roundabout take the first exit left into Burleigh Road. The turning into Geffers Ride is approximately 100 yards along on the left and after entering the road No.73 will be found a short distance along on the right hand side.

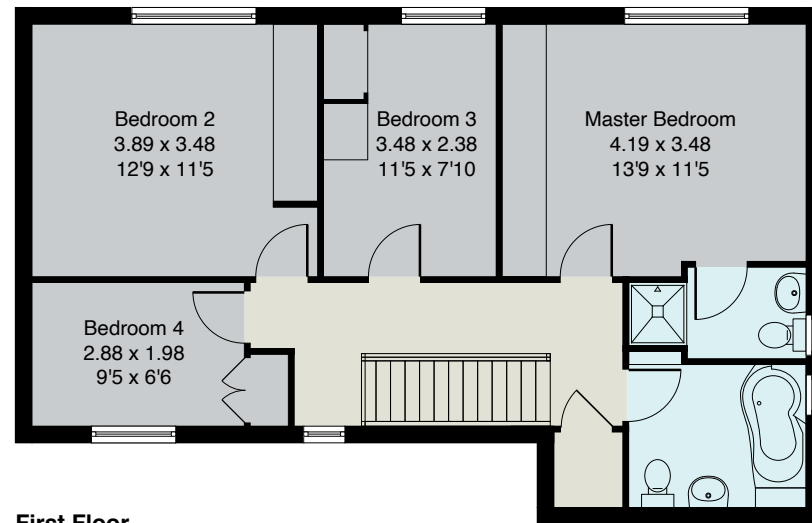
**Approximate Gross Internal Floor Area :**  
 Ground Floor 69.12 sq m / 744 sq ft  
 First Floor 62.27 sq m / 670 sq ft  
 Garage 28.62 sq m / 308 sq ft  
**Total 160.01 sq m / 1722 sq ft**



**Detached Garage**  
 (Not Shown in Location)



**Ground Floor**



**First Floor**

EPC: D67.  
 Council Tax Band G  
 All Mains Services

**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: 72GRB010910241 HPI ©2024 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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