



21 VICTORIA ROAD  
SOUTH ASCOT

**BUCKINGHAMS**

# 21 Victoria Road

South Ascot, Berks SL5 9DD

£495,000 Freehold



A very well presented Victorian character cottage enjoying a private rear garden and having the rare benefit of covered parking, in a convenient location a short walk to Ascot rail station.

- ATTRACTIVE VICTORIAN HOME
- LARGE LIVING/DINING ROOM
- PRIVATE REAR GARDEN, SINGLE CARPORT
- LONDON WATERLOO FROM 56 MINS
- TWO DOUBLE BEDROOMS, FIRST FLOOR BATHROOM
- FITTED KITCHEN, SEPARATE UTILITY ROOM
- SHORT WALK TO LOCAL SHOPS & ASCOT RAIL STATION
- COUNCIL TAX BAND D, ALL MAINS SERVICES

RECEPTION HALL • LIVING ROOM OPEN TO DINING ROOM • KITCHEN • UTILITY ROOM • TWO DOUBLE BEDROOMS • FAMILY BATHROOM • PRIVATE MATURE GARDEN REAR ACCESS TO CARPORT

### Description

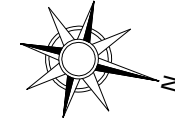
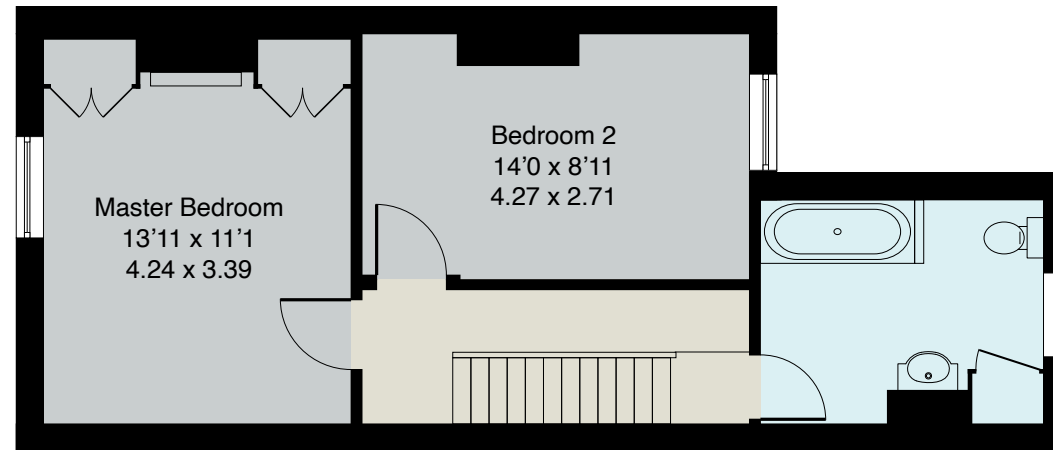
This property in our view is an excellent prospect; a very well maintained and presented Victorian home offering spacious living areas & a lovely garden and having the added bonus of its' own covered parking directly to the rear of the garden, the house is situated in a quiet location which is also highly convenient being just yards from local shops, just a few minutes' walk to Ascot rail station and within 10 minutes' walk of Ascot High Street.

### Directions

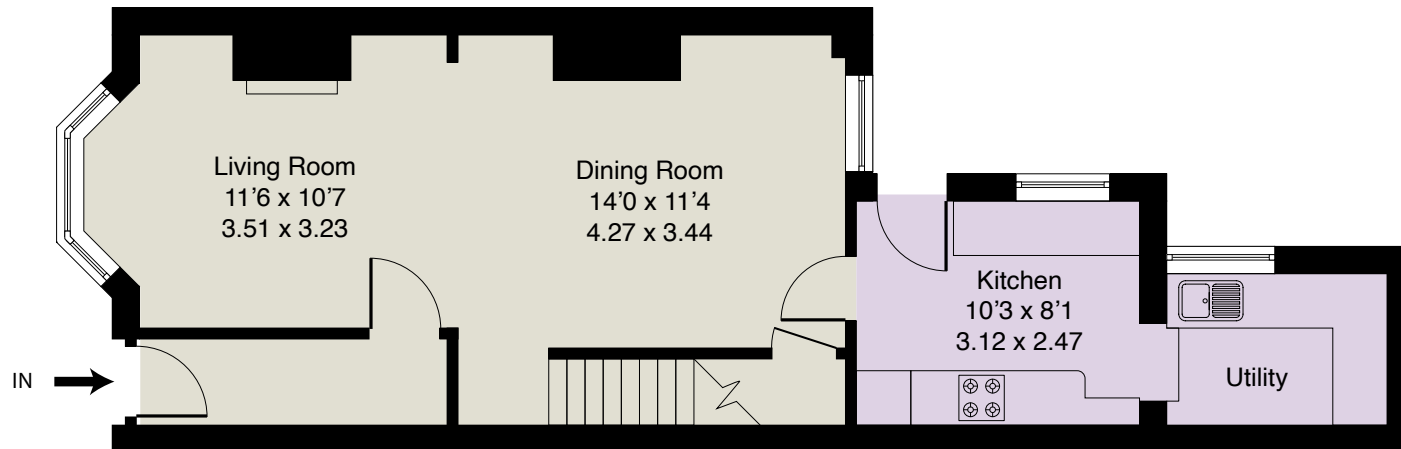
From Ascot Rail Station turn right onto Station Hill, proceed under the rail bridge onto Brockenhurst Road and after passing the shopping parade turn left into Victoria Road. No.21 will be found on the left hand side shortly after passing the left turn for Cromwell Road.

**Approximate Gross Internal Floor Area :**  
 Ground Floor 46.84 sq m / 504 sq ft  
 First Floor 40.97 sq m / 441 sq ft  
**Total 87.81 sq m / 945 sq ft**

**First Floor**



**Ground Floor**



EPC: D64.  
 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: 21VRB012905243 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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