



14 GOATERS ROAD

ASCOT

BUCKINGHAMS



# 14 Goaters Road

Ascot • Berks • SL5 8JA

£650,000 Freehold

An excellently presented semi-detached character cottage which has been extended to provide superb family space, enjoying a large garden & available with no chain.

- SUPERB EXTENDED CHARACTER HOME
- OPEN PLAN LIVING PLUS KITCHEN/FAMILY ROOM
- REAR GARDEN WITH LARGE OUTBUILDING
- ASCOT HIGH STREET ONE MILE APPROX
- THREE DOUBLE BEDROOMS, MASTER EN SUITE
- DRIVEWAY PARKING FOR TWO VEHICLES
- RECREATION GROUND JUST YARDS AWAY
- COUNCIL TAX BAND D, ALL MAINS SERVICES

RECEPTION HALL • SITTING ROOM OPEN TO DINING ROOM • KITCHEN/FAMILY ROOM • UTILITY ROOM • CLOAKROOM  
• MASTER BEDROOM WITH EN SUITE SHOWER ROOM • TWO FURTHER DOUBLE BEDROOMS • FAMILY BATH & SHOWER ROOM • DRIVEWAY PARKING FOR TWO VEHICLES • LOVELY REAR GARDEN WITH LARGE OUTBUILDING

## Description

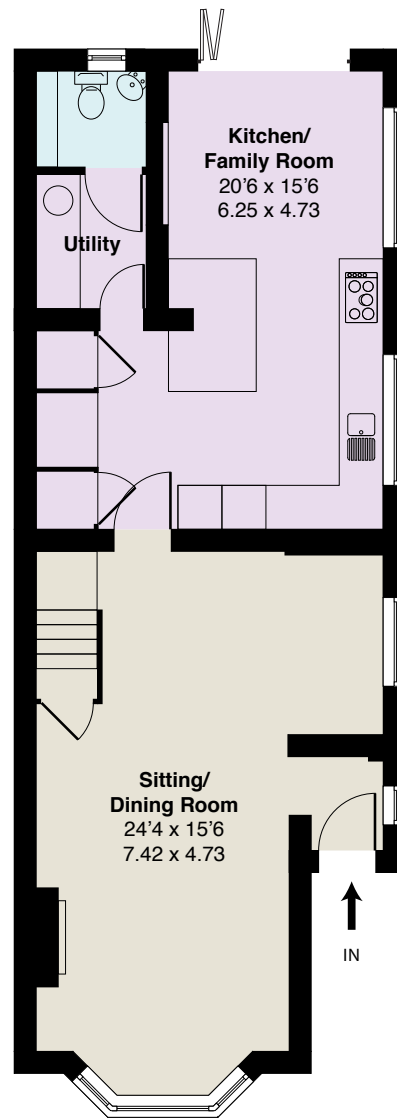
14 Goaters Road has been transformed by the current owner to provide exceptional family accommodation to include three double bedrooms, a bright and spacious open plan sitting/dining room and a large kitchen/family room with bifold doors opening out onto the large garden with an expansive patio ideal for entertaining; the property also has a very large detached outbuilding to the rear of the garden which would be ideal for use as a games room/gym/home office, adding to the adaptability on offer.

This excellent home is available for sale with no onward chain and we heartily recommend an internal viewing.

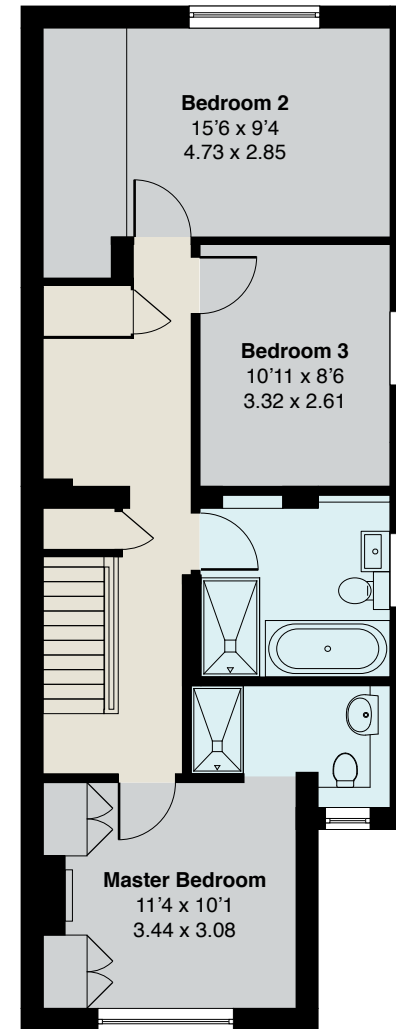
## Directions

From Ascot High Street proceed towards Bracknell; after passing the racecourse to your right hand side at the large roundabout take the second exit onto London Road (A329) then continue for approximately half a mile. At the traffic lights turn right onto Fernbank Road, then take the third turning on the left into Goaters Road (just after passing the right hand turn for Blackmoor Wood) where no.14 will be found on the right hand side.

**Approximate Gross Internal Floor Area :**  
 Ground Floor 97.66 sq m / 1051.20 sq ft  
 First Floor 64.14 sq m / 690.40 sq ft  
**Total 161.80 sq m / 1741.60 sq ft**



**Ground Floor**



**First Floor**



EPC: D66

**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: 14GRB012509243 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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