



MAJLIS, 72 GEFFERS RIDE

ASCOT

BUCKINGHAMS



Majlis

72 Geffers Ride • Ascot • Berkshire • SL5 7JZ

£910,000

Freehold

A four bedroom detached family home occupying a favourable corner plot position in Burley Wood, a desirable private road close to Ascot Racecourse and within easy reach of Ascot High Street.

- FOUR BEDROOMS
- PRIVATE CUL-DE-SAC
- QUIET 'LEAFY' LOCATION
- SECLUDED PART WALLED REAR GARDEN
- CORNER PLOT
- 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)
- LARGE CONSERVATORY
- 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 • GROUND FLOOR SHOWER/CLOAKROOM • LIVING ROOM WITH 'LIVING FLAME' GAS FIRE • DINING ROOM • SPACIOUS CONSERVATORY • KITCHEN/BREAKFAST ROOM • LARGE UTILITY ROOM • MASTER BEDROOM • THREE FURTHER BEDROOMS • FAMILY BATHROOM • DETACHED DOUBLE WIDTH GARAGE • WELL MAINTAINED & SECLUDED PART WALLED REAR GARDEN

Description

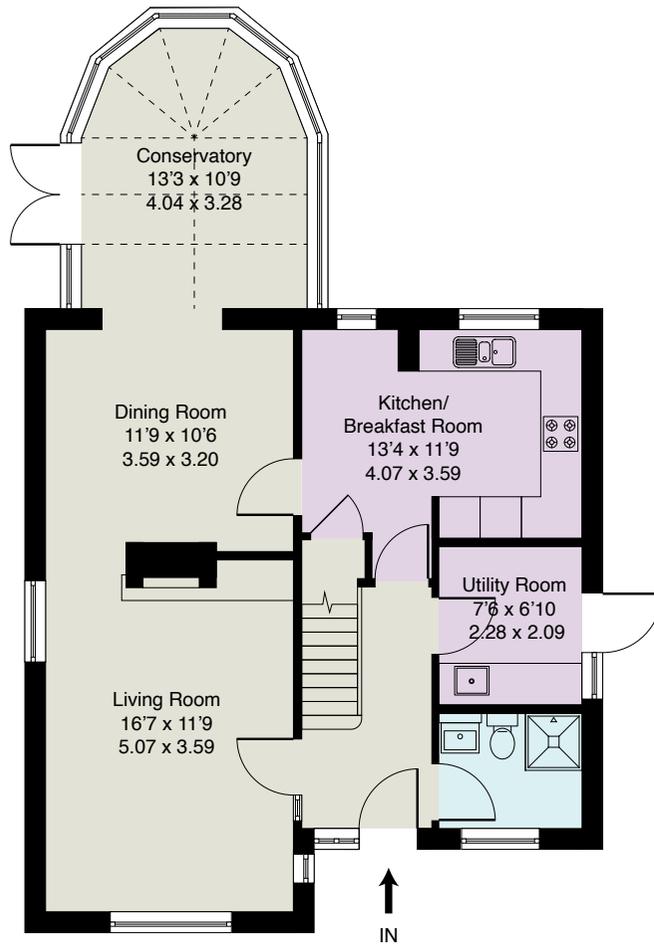
A well presented four bedroom detached family home constructed during the early 1980's by Wates Homes, enjoying an open corner plot position within a mature, highly attractive private cul-de-sac of executive detached homes located in Burley Wood which is a quiet & leafy sought-after location just off Burleigh Road, close to the world famous Ascot Racecourse.

Ascot High Street is within only a fifteen 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 & London Waterloo (55 minutes).

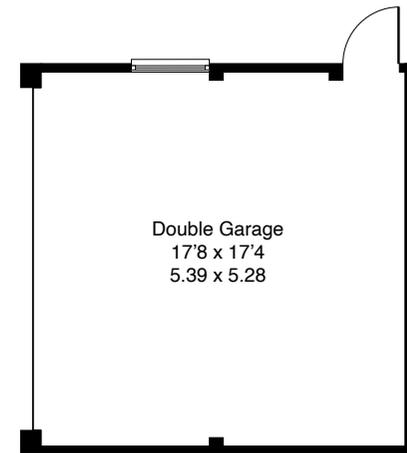
Directions

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 Majlis will be found a short distance along on the right hand side.

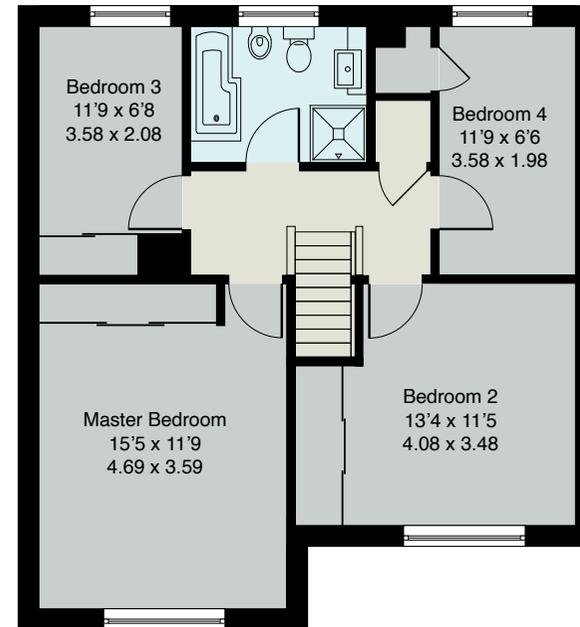
Approximate Gross Internal Floor Area :
 Ground Floor 73.25 sq m / 788 sq ft
 First Floor 60.33 sq m / 649 sq ft
 Garage 28.46 sq m / 306 sq ft
Total 162.04 sq m / 1743 sq ft



Ground Floor



Garage (Not shown in actual location)



First Floor

EPC: 63D.
 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: 72GRB0011608233 HPI ©2023 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.

01344 845050



6 STATION APPROACH, VIRGINIA WATER, SURREY GU25 4DL • sales@buckinghamshams.com • www.buckinghamshams.com



BUCKINGHAMS