



Llanvair Close, South Ascot

Offers in excess of **£1,200,000**



Llanvair Drive, South Ascot, Berkshire

A sizeable family home of 2798 sq. ft with further scope to extend and modernise subject to planning permission. The property is located in one of South Ascot's most desirable roads within walking distance of Ascot High Street and train station. No onward chain.

FEATURES

Charters School catchment
No onward chain Walking distance of Ascot High Street and train station with direct access to Waterloo
Gas central heating
Double glazing
Pitched skylight windows

ACCOMODATION

Entrance hall
Cloakroom
Four reception rooms
40'6 kitchen/breakfast/family room
Utility room
Five bedrooms
Two bathrooms

OUTSIDE

Driveway
Garage
Large east facing mature patio

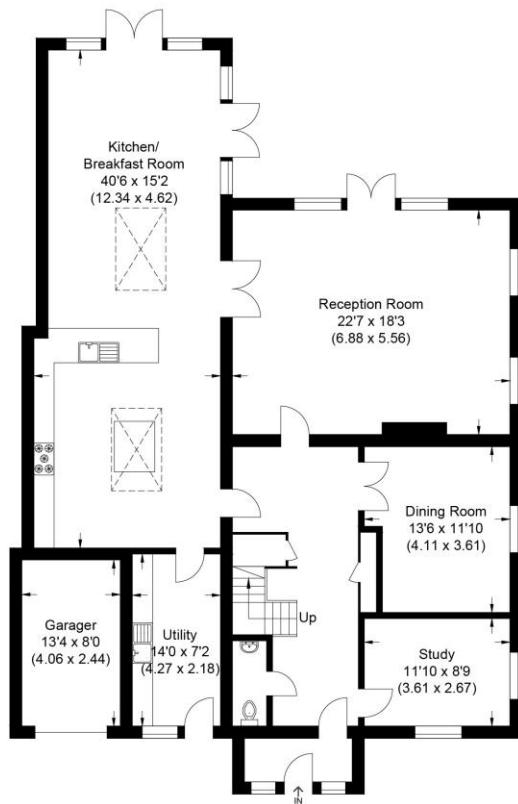
EPC RATING

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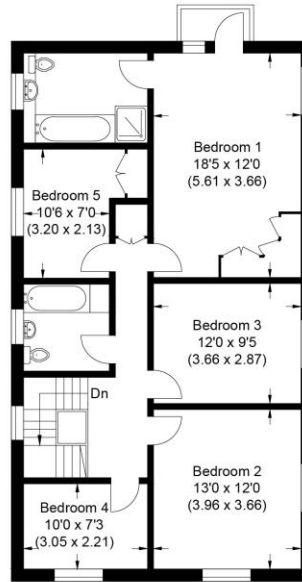




Approximate Gross Internal Area
 260.0 sq m / 2798.61 sq ft
 (Includes Garage)
 Garage Area 9.91 sq m / 106.67 sq ft



Ground Floor



First Floor



Illustration for identification purposes only, measurements are approximate, not to scale.

Disclaimer: We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards / shelves, etc. NB PHOTOS TAKEN IN 2016 BEFORE THE CURRENT TENANCY.

**Postcode for sat nav:
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