



# NEWTON ROWE

SALES & LETTINGS



Llanvair Drive, South Ascot

**£1,250,000**





## Llanvair Drive, South Ascot, Berkshire SL5 9HS

Extended detached family home with 4 double bedrooms, three bathrooms and lovely mature garden situated in one of South Ascot's most desirable roads. No onward chain.

### FEATURES

- Bright and spacious family home
- All rear facing rooms have French doors onto the patio
- Charters School catchment
- No onward chain
- Walking distance of Ascot train station
- Direct access to Waterloo
- Walking distance to Ascot High Street

### ACCOMODATION

- Entrance hall
- Cloakroom
- Four reception rooms
- Kitchen/breakfast room
- Utility room
- Four double bedrooms
- Three bathrooms

### OUTSIDE

- Driveway parking area
- Garage
- Attached store
- Mature garden
- Patio

### EPC RATING

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Approximate Gross Internal Area  
230.58 sq m / 2481.94 sq ft  
(Includes Garage)  
Garage Area  
14.04 sq m / 151.12 sq ft

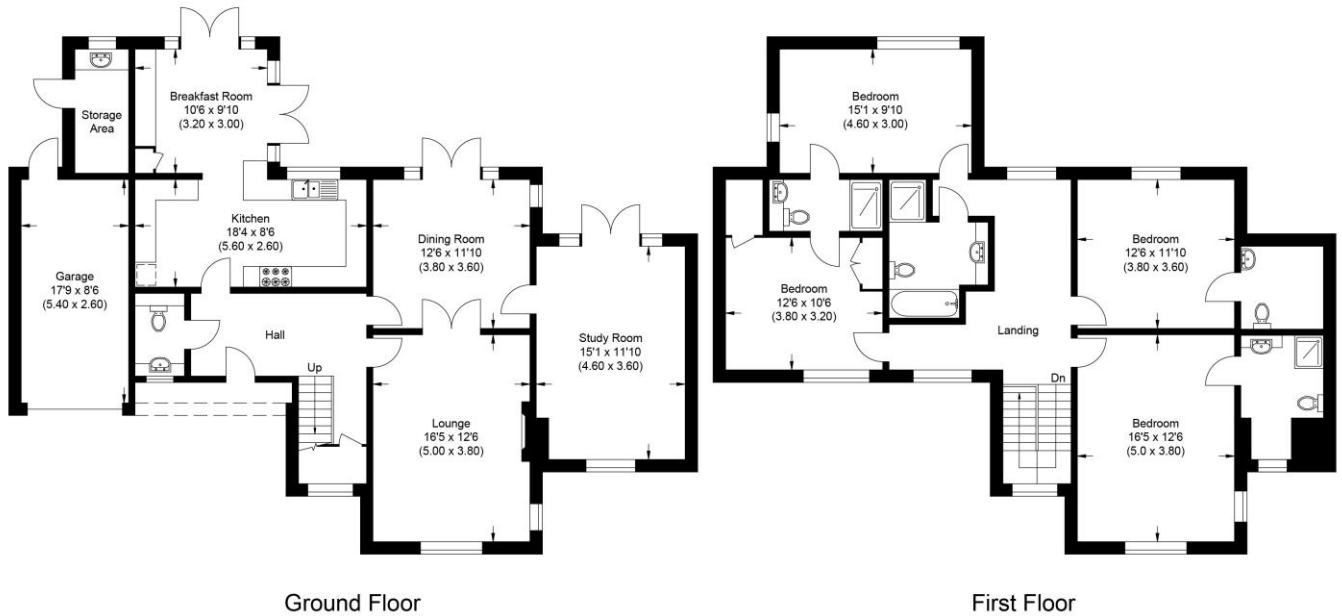


Illustration for identification purposes only, measurements are approximate, not to scale.

**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.

**Postcode for sat nav: SL5 9HS**



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