



Heathfield Avenue Ascot SL5

£16,000 Per Month - Available 14/03/2018

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Beyond your expectations

Braydene has been constructed to the exacting standards of the award winning developer Millgate Homes in 2012 and has since been upgraded to encompass every conceivable luxury for family life. Carefully positioned on a private plot Braydene overlooks manicured gardens and backs onto mature woodland.

Description

The ground floor includes a large open plan family room with impressive fitted kitchen, which encompasses a Sub-Zero fridge freezer and other branded appliances, which surround the main island. B&B Italia shelving houses the family TV and double doors open to the terrace – ideal for al fresco dining. The formal dining room and drawing room are located off the hall, both with double doors leading onto the terrace. The study commands views over the front drive. Walking up the American walnut staircase to the master bedroom suite, double doors open to this impressive space with two large southerly facing balconies. The suite itself hosting a large bathroom with double sinks and a modern egg shell bath with separate shower, a walk in wardrobe and a full wall of additional wardrobe

space. There are 3 further bedroom suites on the first floor, all with ensuite bath / shower rooms and ample wardrobe space. The second floor is home to bedroom suites five and six, and a large playroom / home cinema, with overflow storage space in the eaves. Outside there is a triple garage with staff annexe above, with open plan living room / bedroom, separate kitchen and a bathroom. The rear garden enjoys afternoon and evening sun is very private.



Hamptons Sunningdale Lettings

6 Broomhall Buildings

Sunningdale SL5 0DU

Tel: 01344 873081 - sunningdalelettings@hamptons-int.com

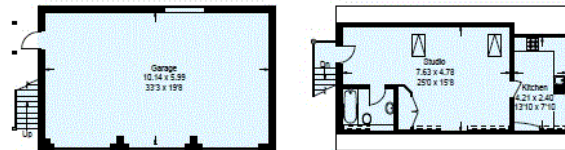
www.hamptons.co.uk

Floorplan

Energy Performance Certificate (EPC)

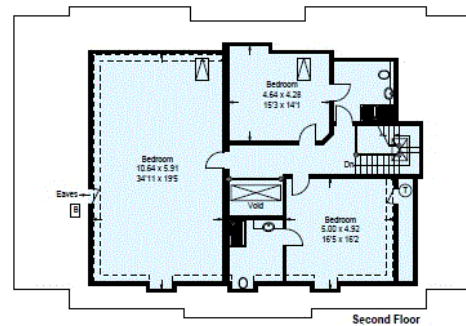
Heathfield Avenue, Sunningdale

Approximate Gross Internal Area :- 703 sq m / 7567 sq ft (Excluding Voids / Eaves)
Garage :- 108 sq m / 1162 sq ft
Total :- 811 sq m / 8729 sq ft

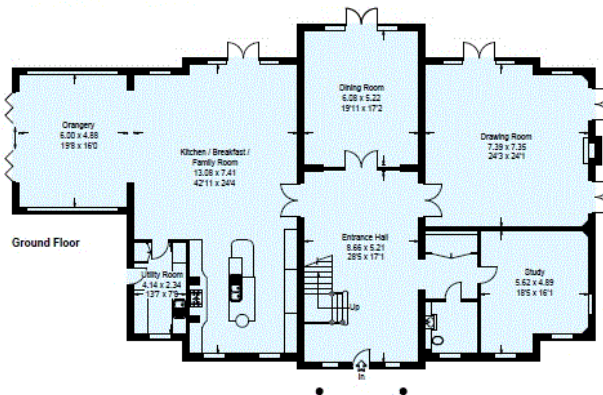


Garage - Ground Floor
(Not Shown in Actual Location/ Orientation)

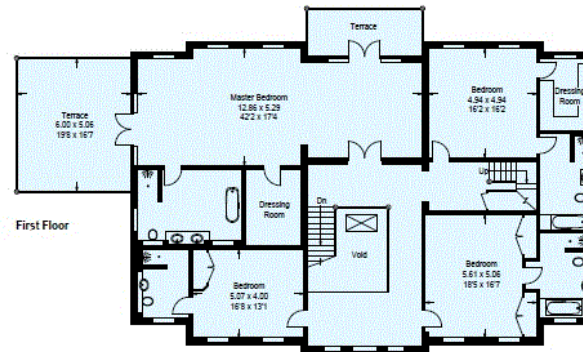
Garage - First Floor



Second Floor



Ground Floor



First Floor

FLOORPLANZ © 2011 0845 6344080 Ref: E6617

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, 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. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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Energy Performance Certificate

Dwelling type: Detached house
Date of assessment: 26 August 2011
Date of certificate: 26 August 2011
Type of assessment: SAP, new dwelling
Total floor area: 681 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on the fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

Current rating: 62
Potential rating: 63

Rating	Color
1	Green
2	Light Green
3	Green
4	Yellow
5	Orange
6	Red-Orange
7	Red
8	Dark Red
9	Red
10	Red

England & Wales
EU Directive
2002/91/EC

The energy efficiency rating is a measure of the fuel costs and environmental impact in terms of carbon dioxide (CO₂) emissions. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

Current rating: 78
Potential rating: 79

Rating	Color
1	Green
2	Light Green
3	Green
4	Yellow
5	Orange
6	Red-Orange
7	Red
8	Dark Red
9	Red
10	Red

England & Wales
EU Directive
2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	89 kWh/m ² per year	86 kWh/m ² per year
Carbon dioxide emissions	12 tonnes per year	11 tonnes per year
Lighting	£260 per year	£149 per year
Heating	£1,835 per year	£1,863 per year
Hot water	£111 per year	£111 per year

You could save up to £92 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using the standardised running conditions (heating periods, room temperatures, etc.) and are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bill and carbon emissions in practice. The figures do not include the emissions of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk



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