



Norton Park Ascot SL5

£3,500 Per Month - Available Now

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Beyond your expectations

A well presented detached family home in this quiet residential road within walking distance of Sunninghill High Street.

Entrance hall | Dining room | Drawing room | Study | Kitchen/breakfast room | Utility room | Five bedrooms | Two bathrooms | Garage | Garden | Driveway.

Description

This well presented detached five bedroom family home offers flexible living accommodation arranged over two floors and is located in this quiet cul de sac in Sunninghill. To the ground floor the property briefly comprises of an entrance hall, dining room, double aspect drawing room, study, cloakroom, kitchen breakfast room with French doors opening to the garden and a separate utility room. To the first floor there is a master bedroom with en-suite bathroom, four further bedroom and a Jack and Jill family bathroom which can also be used as an en-suite to bedroom two. There is also a private garden, garage which is connected to the main house and driveway for parking.

Situation

Situated between Sunningdale and Ascot, this cul de sac is in a prime location with main line stations at Ascot and Sunningdale, (the latter reaching Waterloo in about 50 mins). Day to day shops are found in both towns whilst more extensive facilities can be found in Guildford, Windsor and Bracknell. Road connections are also varied with access to the M3 which in turn leads to the M4, M25, Heathrow and Gatwick Airports. Leisure facilities in the area are excellent and include golf at The Royal Berkshire, Wentworth and Sunningdale, Polo at Smith's Lawns and the Royal Berkshire Polo Club and racing at Ascot and Windsor. Schools, both Public and State, have consistently proved above average in the area.



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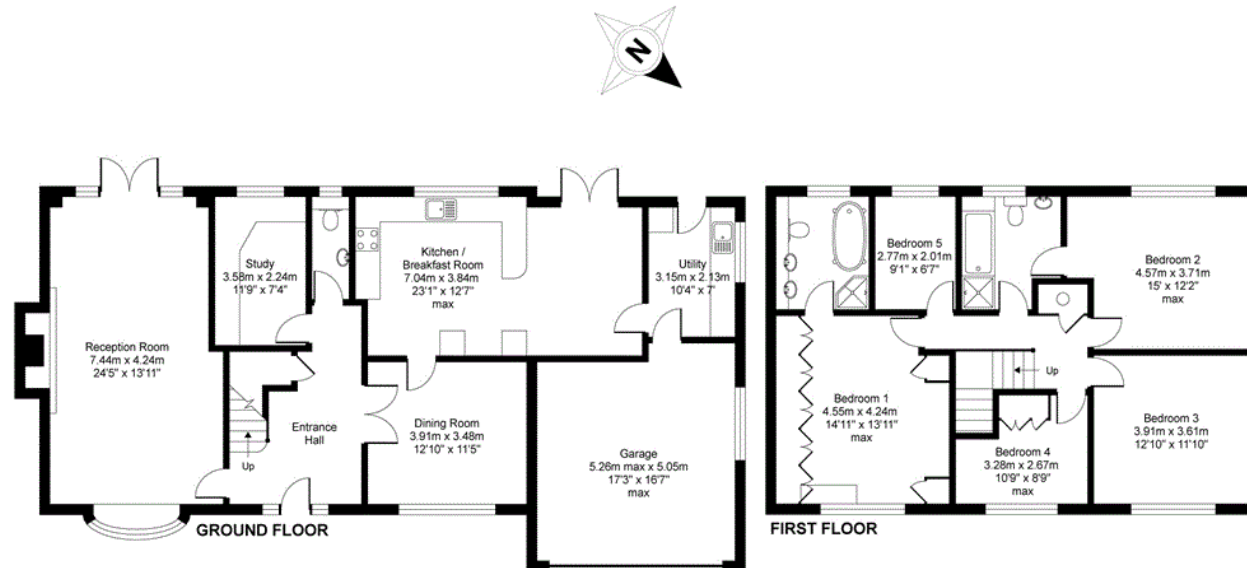
6 Broomhall Buildings

Sunningdale SL5 0DU

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Floorplan



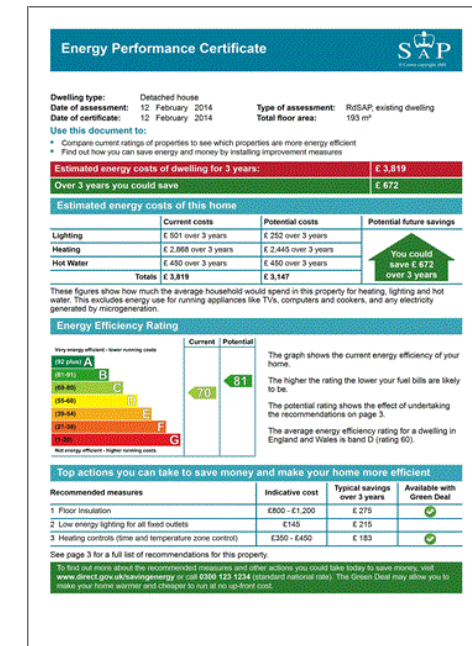
Norton Park, Ascot, SL5

APPROX. GROSS INTERNAL FLOOR AREA 2368 SQ FT 219.9 SQ METRES (INCLUDES GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Performance Certificate (EPC)



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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