



7 Heathway, Ascot, SL5 8NX
£665,000

With Four Bedrooms and Two bathrooms, a well presented family house set in large gardens in a cul-de-sac location. Charters school catchment area.

ENTRANCE HALL

SHOWER ROOM



Recently refitted with large walk-in shower enclosure, W.C. designer wash basin. Chrome heated towel rail ceramic tiled floor and part ceramic tiled walls.

MAIN LOUNGE



A bright double aspect room with bow window to the front and double doors to the side opening patio and garden. Wood burner effect feature fire, two ceiling lights.

FAMILY ROOM



A double aspect room with double doors to garden. Under stairs cupboard with gas boiler.

BREAKFAST ROOM



Ceramic tiled floor, double doors to garden and feature sky light. The Breakfast Room is open plan with the Kitchen.

KITCHEN



Colour faced units with complimentary laminate work surfaces. White single drainer one and a half bowl sink unit with mixer tap. Base cupboards and drawers include space and plumbing for dishwasher, space for large 'range' style cooker with filter hood above. Wall cupboards to match base units.

LARGE UTILITY ROOM

With space and plumbing for washing machine, dryer, upright refrigerator and freezer.

ON THE FIRST FLOOR

LANDING with access to insulated and part boarded loft space.

BEDROOM ONE



FRONT ASPECT with range of built in wardrobes.

BEDROOM TWO



Side aspect with airing cupboard

BEDROOM THREE



With wardrobe.

BEDROOM FOUR



With wardrobe

BATHROOM (2)



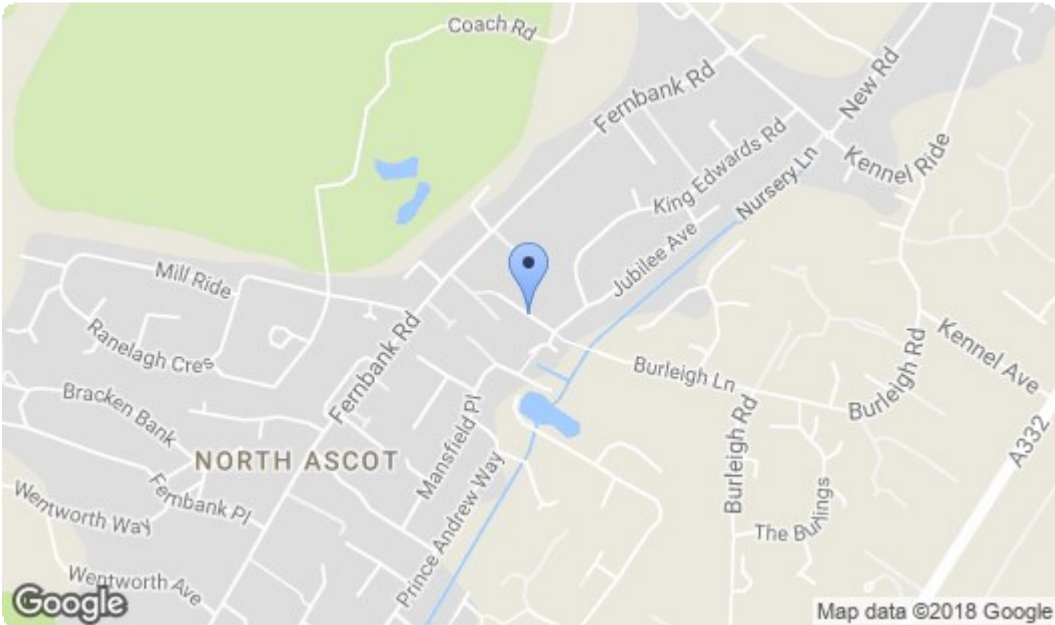
White suite of Bath with glass side screen and shower mixer control. W.C. pedestal basin, white towel rail. ceramic tiled walls, five ceiling downlighters.

OUTSIDE



The property is approached over a double width driveway with the remaining gardens devoted to lawn with a retaining hedge to the front boundary. Access to single GARAGE with light and power points. A side gate gives access to the REAR GARDENS which are a

particular feature of this property. A wide expanse of
Patio adjacent to the house leads onto the long lawns
with mature boundaries.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		

England & Wales

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