

KENNEL WOOD, ASCOT SL5
OFFERS IN EXCESS OF £500,000

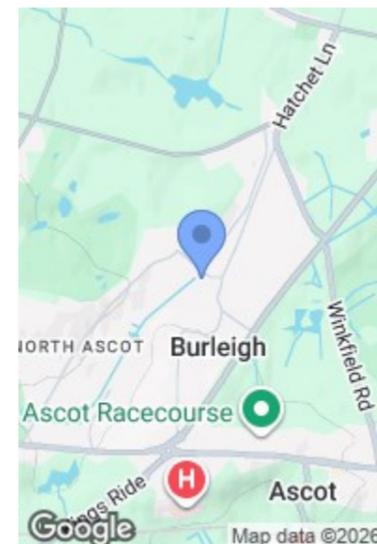
ROAD MAP



HYBRID MAP



TERRAIN MAP



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		85
B	81-91		
C	69-80		
D	55-68		71
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





FLOORPLAN

Kennel Wood, Ascot, SL5

Approximate Area = 951 sq ft / 88.3 sq m
 Storage = 44 sq ft / 4.1 sq m
 Total = 995 sq ft / 92.4 sq m
 For identification only - Not to scale



MAIN FEATURES

- Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen & Bathroom
- Close To Train Station
- Cul-De-Sac Setting
- Very Well Presented
- Well Maintained Garden
- Close To Local Amenities

FULL DETAILS

Entrance Hallway

Enter via front door, cupboard, stairs leading to the first floor and laminate flooring.

Living Room

Front aspect bay window and carpet flooring.

Dining Room

Cupboard, laminate flooring and doors leading to the rear garden.

Kitchen

Range of base and eye level units, sink, gas hob, extractor fan, oven, fridge/freezer, dishwasher and cupboard. Partly tiled walls and door leading through to;

Utility

Space for; washer/dryer and door leading to the rear garden.

WC

Wash hand basin and low level WC.

First Floor Landing

Carpet flooring.

Bedroom One

Front aspect, storage cupboards and carpet flooring.

Bedroom Two

Rear aspect and carpet flooring.

Bedroom Three

Front aspect and carpet flooring.

Bathroom

Wash hand basin with storage below, low level WC, bath with shower, tiled walls and tiled flooring.

To The Front

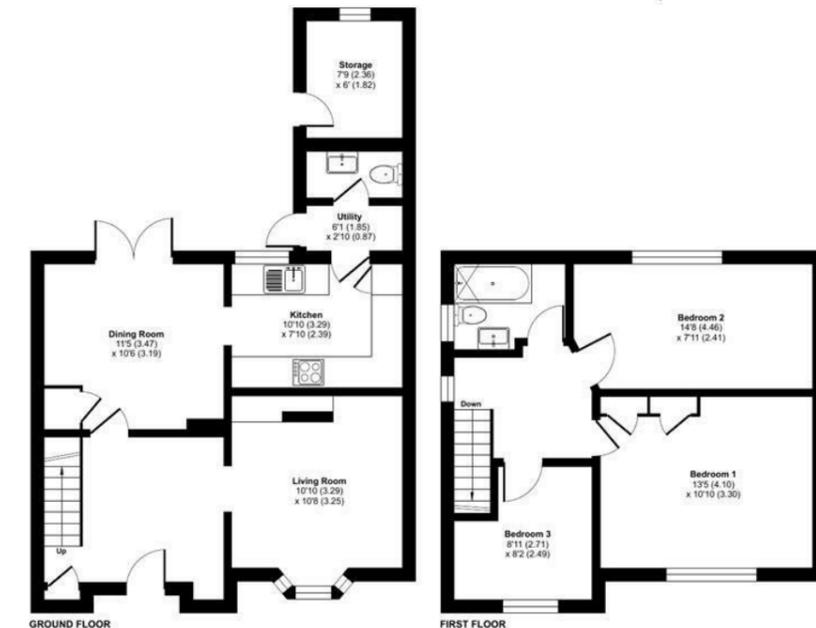
Patio area with gate leading to the rear garden. Shingled area and planting.

To The Rear

Mainly laid to lawn with patio area. Access to storage.

Council Tax

Band D.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. KNIGHTS PROPERTY SERVICES. REF: 1371743

KENNEL WOOD, ASCOT SL5

KNIGHTS PROPERTY SERVICES - NO ONWARD CHAIN - Nestled in the cul-de-sac of Kennel Wood, Ascot, is this beautifully presented semi detached house, which offers a delightful blend of comfort and convenience. Perfectly positioned just a short drive from the train station with direct links to London Waterloo, making it an ideal choice for commuters. Additionally Ascot high street is nearby, providing a variety of local amenities. Upon entering the property, there is a large entrance hallway leading to two reception rooms. There is a modern kitchen, utility space and a convenient WC to complete the ground floor. As you ascend to the first floor, there are three well-proportioned bedrooms and a modern bathroom. Externally the property has well maintained grounds, providing a pleasant outdoor space. In summary, this semi detached house in Kennel Wood is a wonderful opportunity for families or individuals looking for a stylish and convenient home in Ascot. With its modern features, proximity to transport links and local amenities, it is sure to appeal to a wide range of buyers.