



**11 WENTWORTH WAY, ASCOT, BERKSHIRE, SL5 8HH
OIE £485,000 FREEHOLD**

A SEMI DETACHED 2 BEDROOM BUNGALOW WITH A SOUTHERLY ASPECT REAR GARDEN ON THIS POPULAR RESIDENTIAL STREET.

Winkworth

Wokingham | 01189 072777 | wokingham@winkworth.co.uk

for every step...

winkworth.co.uk



DESCRIPTION:

This well presented bungalow has scope for extension subject to planning, and currently comprises entrance hall, rear aspect living room, modern fitted kitchen and shower room and 2 double bedrooms.

Outside is a driveway and attached single garage with lean-to to the rear. The Southerly aspect garden is private and has a timber storage shed and brick built workshop/summer house with light and power.

The property is situated giving convenient access to all the excellent nearby schools and Ascot high street and mainline station.

The area also offers a range of leisure facilities, including Windsor Great Park, Savill Gardens, Virginia Water Lake, Wentworth Golf Club, Ascot Race Course and Guards Polo Club. There is also excellent road and rail connections to London Waterloo, Reading, the M3, M25 and Heathrow airport

AT A GLANCE

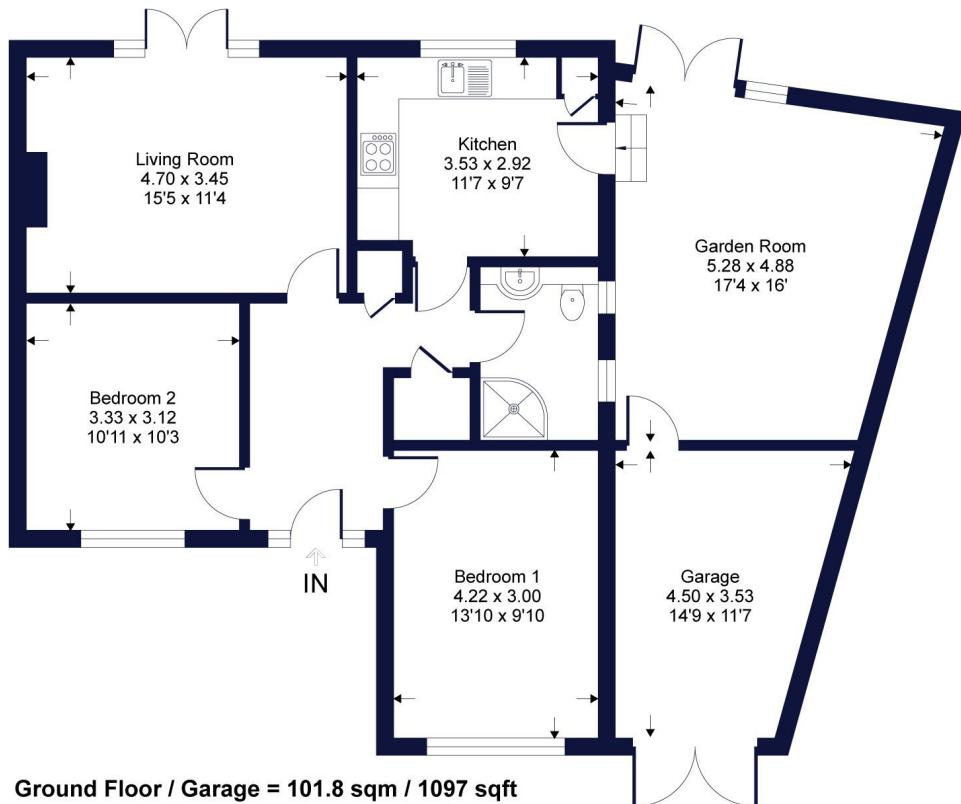
- No Chain
- Sought after location
- 2 double bedrooms
- Modern kitchen and bathroom
- Garage and driveway
- Southerly aspect garden
- Workshop and timber shed
- Council tax band D Bracknell Forest
- Ultrafast Broadband available
- Satellite/Fibre TV available with Sky & BT



Wentworth Way

Approximate Gross Internal Area = 89.5 sq m / 964 sq ft
Approximate Garage Internal Area = 12.3 sq m / 133 sq ft
Approximate Total Internal Area = 101.8 sq m / 1097 sq ft

Winkworth



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Wokingham | 01189 072777 | wokingham@winkworth.co.uk

winkworth.co.uk

Winkworth

for every step

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal walls for guidance only.

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Landmark who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £24 per person and this will need to be paid by you in advance of us issuing a memorandum of sale, directly to Landmark, and is non-refundable.