



45 Sutherland Chase, Ascot
Guide Price £600,000

OSBORNE HEATH



The ground floor has a large living room, dining room, conservatory with access to the garden, kitchen, utility, plus a downstairs WC and coats cupboard.

On the first floor is the principal bedroom with built-in storage and an en suite shower room, three further bedrooms and a family bathroom.

Outside there is parking for several cars, garage and gated side access to the rear garden.

Sutherland Chase is a cul-de-sac in the popular Blythwood development. Nearby schools include Ascot Heath, Charters, Cheapside, Heathfield, LVS, Papplewick and St. Francis. The nearest train station is Ascot where services run to London Waterloo, Reading and Guildford. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport. Nearby points of interest include Ascot Racecourse, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Wentworth Club and Windsor Great Park.

45 Sutherland Chase

Ascot, Ascot

- Four Bedrooms
- Three Receptions
- Detached
- Driveway
- Garage
- Potential to Extend STP
- Cul-De-Sac
- No Onward Chain

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





APPROXIMATE FLOOR AREA

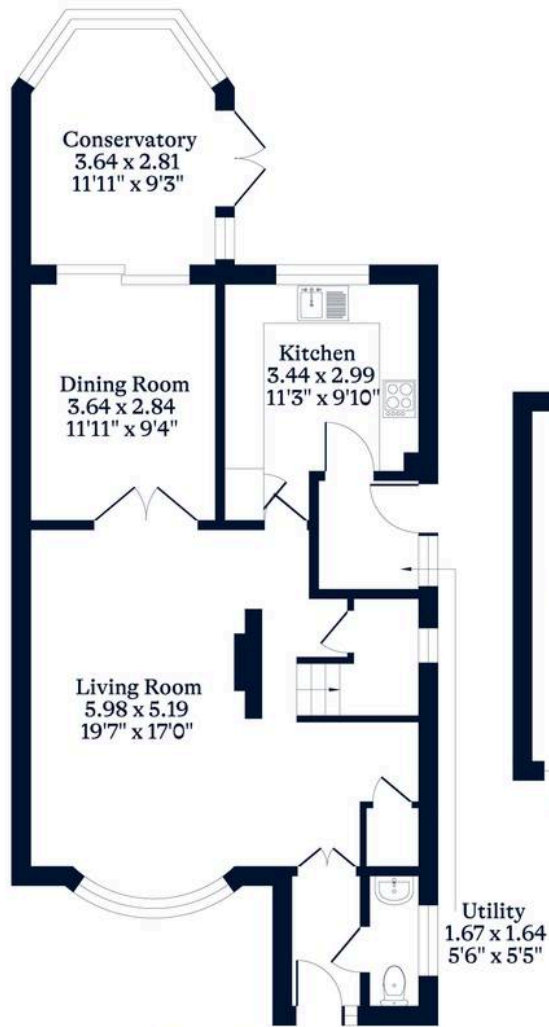
House - 123.50 sq m - 1329 sq ft

Garage - 12.96 sq m - 140 sq ft

Total - 136.46 sq m - 1469 sq ft

(Gross Internal Area)

NOT TO SCALE
This plan is for illustration purposes only



Ground Floor



First Floor

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