



17 Norton Park, Ascot

Guide Price £1,295,000

OSBORNE HEATH



On the ground floor is a living room, dining room, conservatory, kitchen with a breakfast bar and utility room, study/bedroom with built-in storage and a downstairs WC.

The first floor has a principal bedroom with built-in wardrobes and an en suite, three further bedrooms and a family bathroom.

Additionally there is a separate annex with a living room, kitchen and a double bedroom.

Outside is a driveway and side access to the rear lawned and patio garden, there is also a separate outbuilding which is used as the study.

Norton Park is a popular cul-de-sac in the village of Sunninghill. Nearby schools include Bishopsgate, Charters, Hall Grove, Lambrook, The Marist, Papplewick, St Francis, St George's, St Mary's and St Michael's. The village has a number of local high street businesses and great restaurants and pubs. Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Swinley Forest, Virginia Water Lake, Wentworth Club, Windsor Castle and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

17 Norton Park

Ascot

- Five Bedrooms
- Three Bathrooms
- Five Receptions
- Separate Self Contained Annex
- Detached
- Driveway
- Cul-De-Sac
- Walking Distance To Sunninghill Village
- Charters Catchment

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



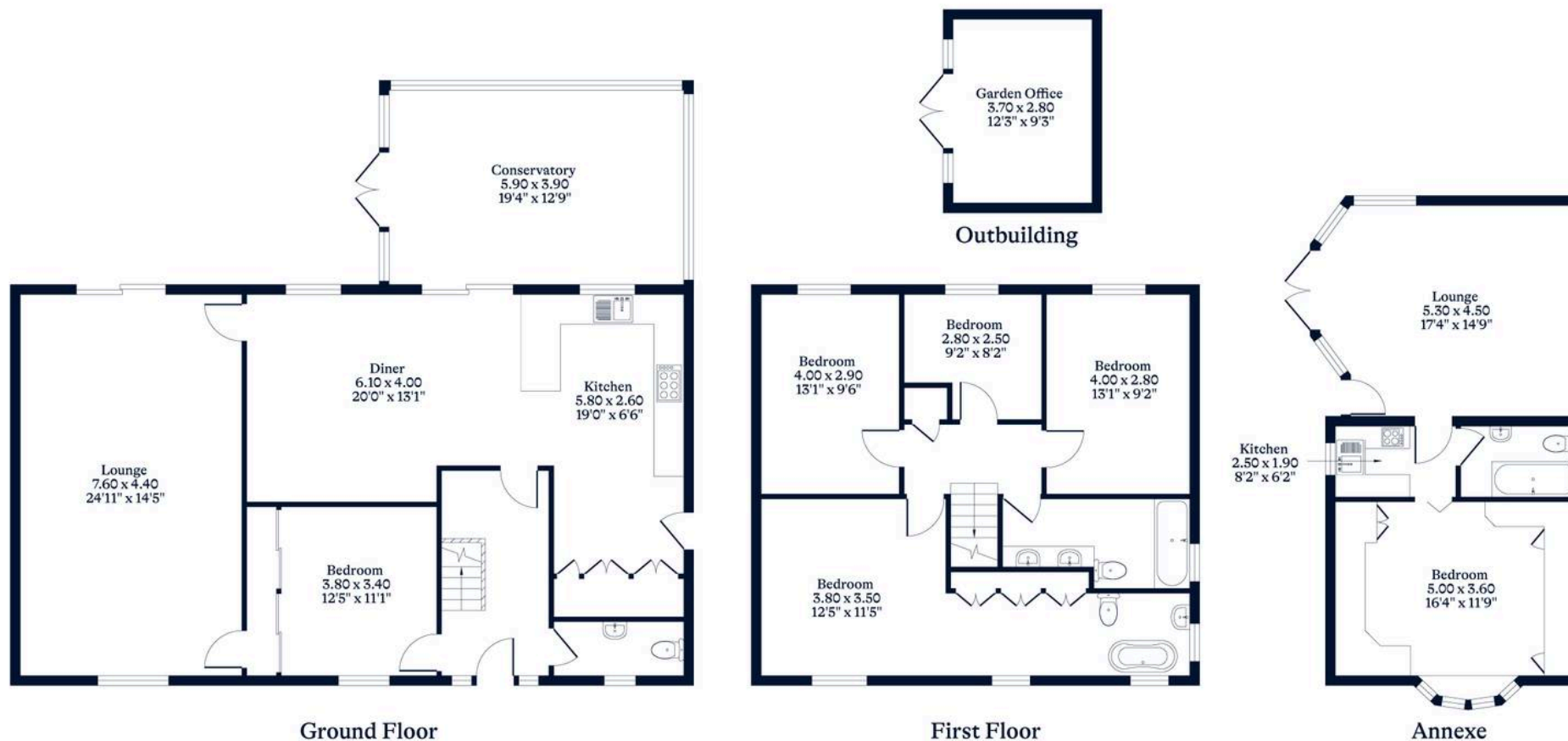


APPROXIMATE FLOOR AREA

House - 166.00 sq m - 1787 sq ft
Annexe - 47.00 sq m - 506 sq ft
Outbuilding - 10.40 sq m - 112 sq ft
Total - 223.40 sq m - 2405 sq ft
(Gross Internal Area)

NOT TO SCALE

This plan is for illustration purposes only



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This floor plan has been created by Property Shoot Ltd following the RICS code of measuring and is for indicative guidance only. 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.

Details shown on this floorplan, including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon.