



# *The Avenue*

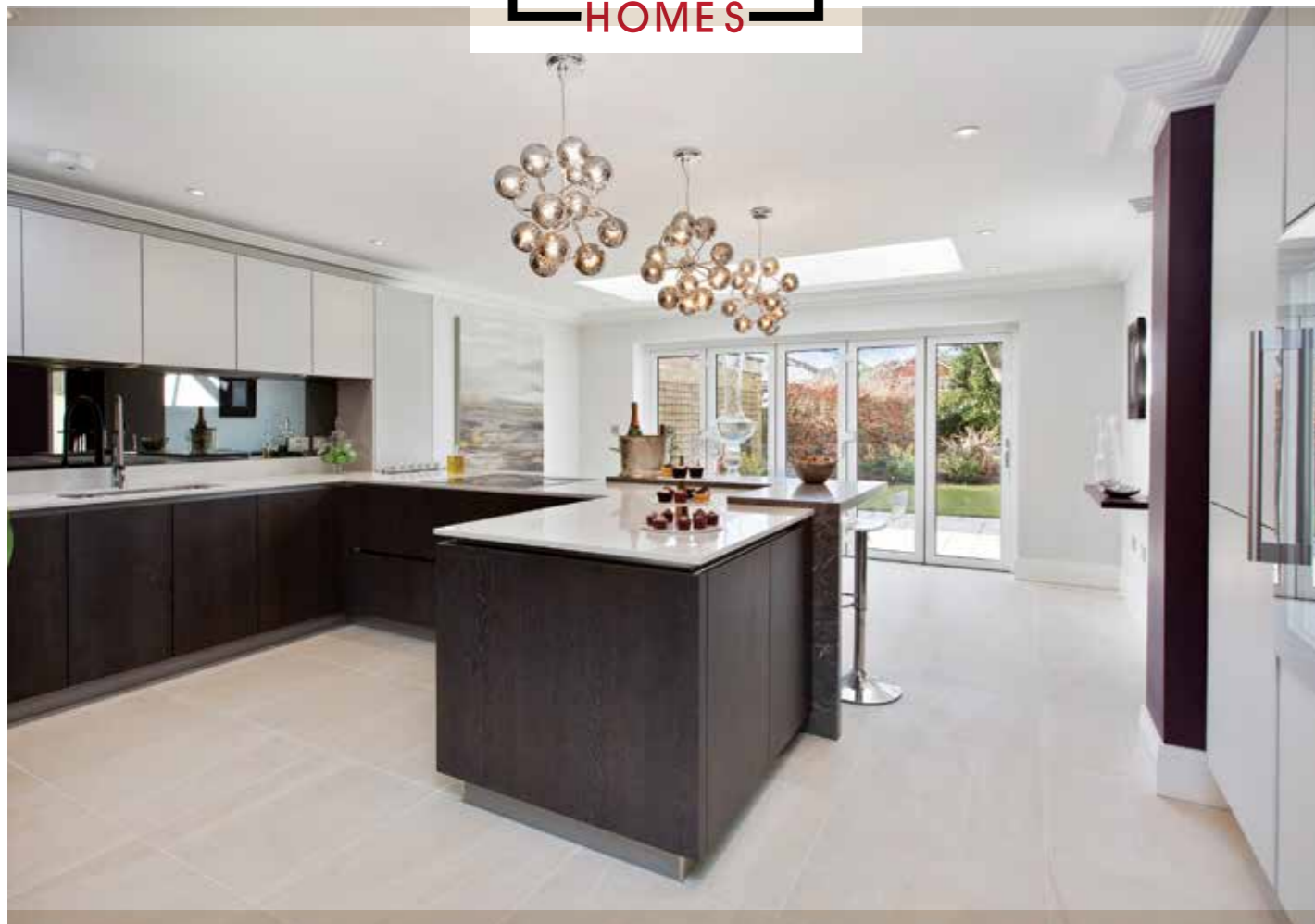
Ascot, Berkshire, SL5 7NB



# The Avenue

Ascot, Berkshire, SL5 7NB

**Gilbert Homes** are delighted to announce a select development of just two beautiful detached homes in a lovely tree lined road only a short drive from the amenities of Ascot and Windsor. Renowned for creating desirable homes with traditional detailing with a contemporary design and presented to the highest standards.



## Ailsa House

The Avenue, Ascot, Berkshire, SL5 7NB

### Plot 1

**5 bed with media room on the top floor**

### Location

This highly regarded area is home to the famous Royal Ascot racecourse, distinguished international golf courses and well-known charms such as Windsor Castle, Virginia Water, Savill Gardens and Windsor Great Park.

Communications links from The Avenue are excellent with easy access to Ascot Train station with good links to London Waterloo and Reading. Traveling by road the M3, M4, M25 are close by serving both Heathrow and Gatwick Airport.

For the family, education standards are very high for state or the private sector. There is a good educational choice of primary and secondary education, within the catchment of some of the leading schools.



### Specification

#### Kitchen/Breakfast Room (KCA Winkfield)

Bespoke fitted kitchen to include:

Italian leathered marble feature breakfast bar | Stone Italiana Quartz work surfaces and upstands | Smoked mirror splash backs | Blanco sink and tap | Siemens appliances to include | Multi function single oven with self clean function | Combination microwave fan oven and grill | Warming drawer | 4 zone induction hob with pop up extraction | Integrated dishwasher | Built in fridge | Built in Liebherr freezer with internal ice maker | Wine cooler

#### Utility Room

German laminate worktops | Bosch free standing washing machine | Bosch free standing tumble dryer

#### Bathrooms and Cloakroom

Villeroy and Boch sanitary ware | Glass shower enclosures | Vanity units under sinks | Inset mirrors and feature niches | Heated towel rails | Shaving sockets and extractor fans

#### Multi-room Audio, Electrics & Heating

LED low voltage lighting throughout combined with pendants Satin chrome power points and light switches | Dimmers to all ground floor, halls and landings, master and guest bedrooms | CAT5E | External movement sensitive floodlights front and rear | Multi point telephone facility to allow for broadband distribution Under floor heating to ground and first floor | High efficiency condensing gas boilers

#### Security

Security alarm NACOSS approved, with facility for connection to police station | Smoke detectors throughout | Window locks

#### Decorative Finishes

Polished chrome hinges and handles | White doors | Bespoke wardrobes | Fitted carpets first and second floor

#### Exterior Features

Garden laid to turf with shrub borders | Indian sandstone patio | UPVC windows | Aluminium bi fold doors | Lantern light over breakfast area | Black front door

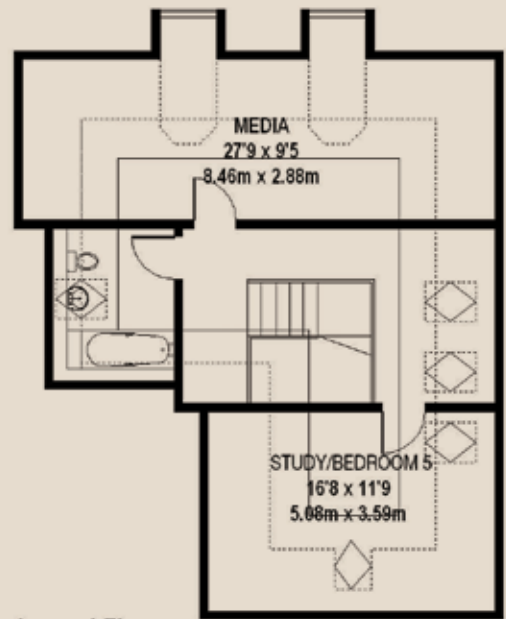
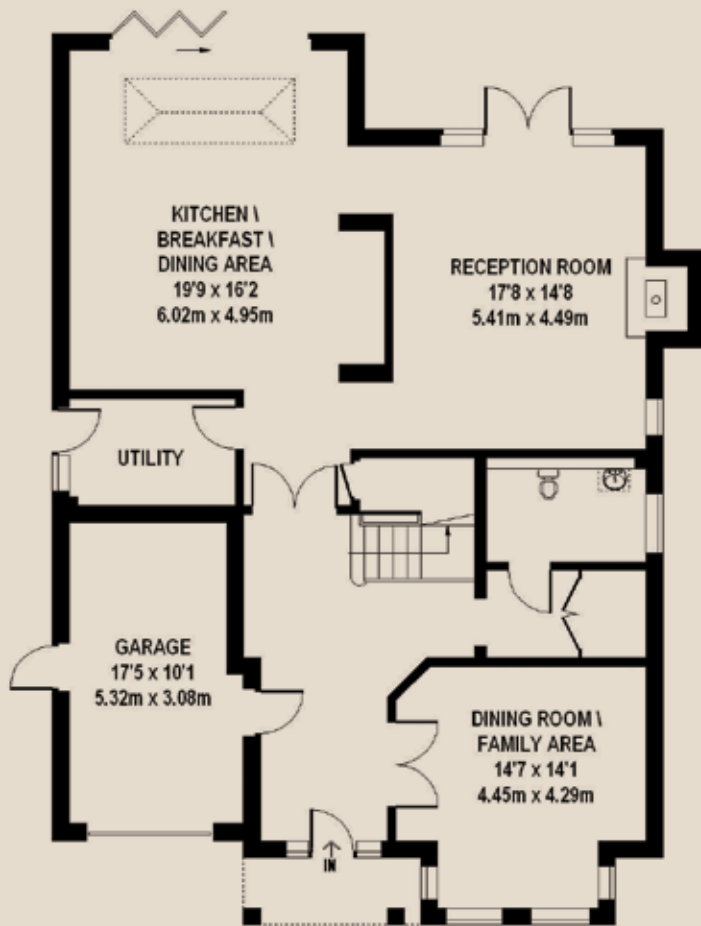
#### Warranty

10 year LABC warranty

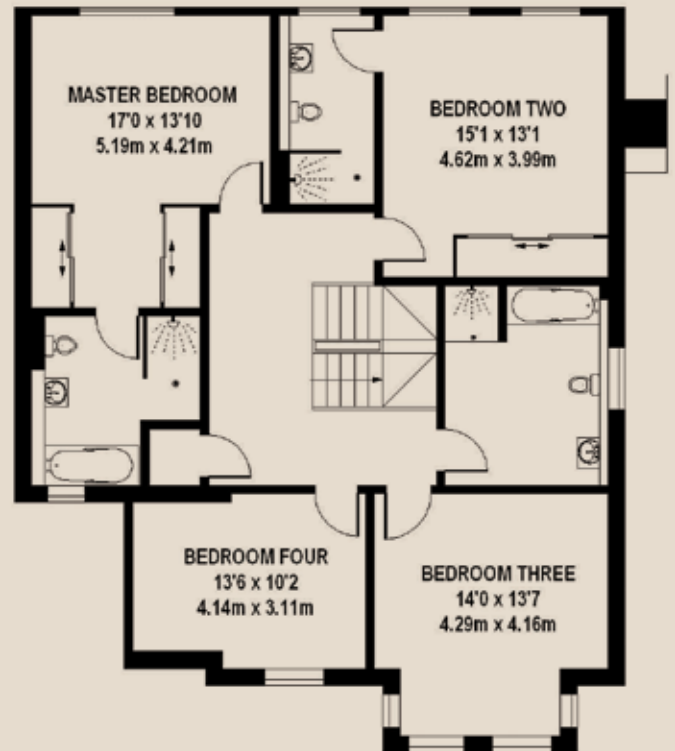




# Ailsa, The Avenue Ascot SL5 7NB



Second Floor



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**Mortgages** - 01932 950700  
**Survey & Relocations** - 01932 950800  
**Conveyancing** - 01932 950800  
**Land and New Homes** - 01932 950500  
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