



## 12 MARTIN AVENUE

ASCOT, SL5 9GN

**£895,000**  
FREEHOLD

Occupying a sought-after residential position on Martin Avenue in Ascot, this well-presented property offers spacious and versatile accommodation ideal for modern family living. Conveniently located close to local amenities, reputable schools, and excellent transport links, it is perfectly suited to families and commuters alike.

The property features bright and well-proportioned living spaces, including a generous reception room and a well-appointed kitchen with direct access to the private rear garden. Upstairs comprises four well-sized bedrooms, a contemporary family bathroom and two further en-suite bathrooms.

Further benefits include off-street driveway parking, garage and a convenient location within easy reach of Sunninghill High Street and Ascot Station, combining comfort and practicality in a highly desirable setting.

**HP**  
H PRESTIGE ESTATES

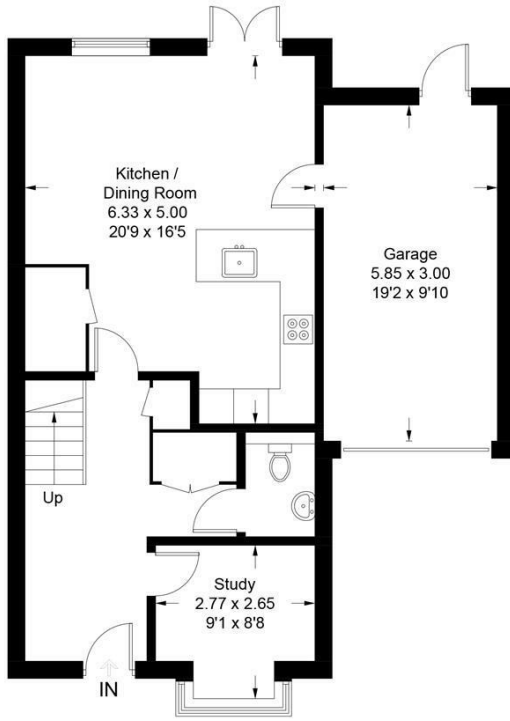


## Martin Avenue, Ascot, SL5

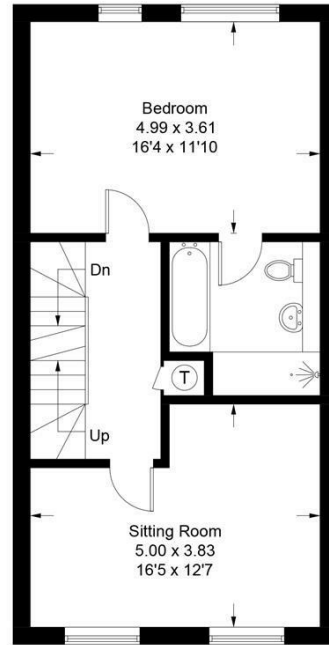
Approximate Gross Internal Area = 157.08 sq m / 1691 sq ft

Garage = 17.55 sq m / 189 sq ft

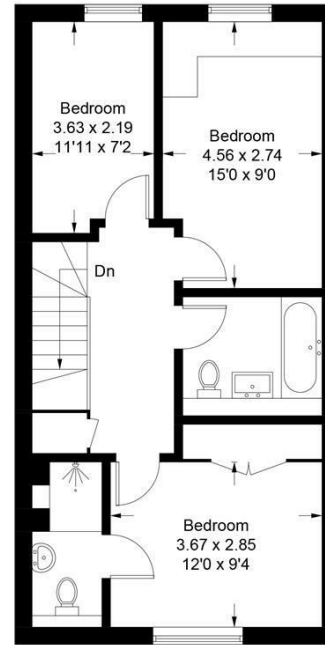
Total = 174.63 sq m / 1880 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1299117)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		86	94
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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