



## 43 CARROLL CRESCENT

ASCOT, SL5 9EJ

**£460,000**  
**FREEHOLD**

Nestled in Carroll Crescent, Ascot, this charming mid-terrace home offers an excellent balance of comfort and convenience. The property features three well-proportioned bedrooms, making it ideal for families or those seeking additional space.

The ground floor comprises two spacious reception rooms, providing versatile areas for both relaxation and entertaining. A well-appointed bathroom serves the home, while the generous rear garden offers a private outdoor space, perfect for gardening, outdoor dining, or family use.

Further benefits include off-street parking and a highly convenient location close to the train line, offering excellent transport links to surrounding towns and cities.

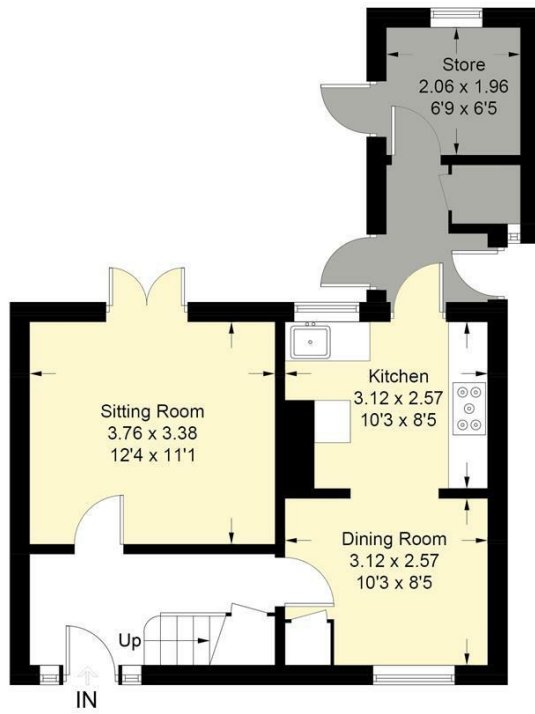
Overall, this well-located home presents an attractive opportunity for buyers seeking practical living space, an extremely generous garden, and easy access to transport connections being just 0.5 miles from Ascot Station.

**HP**  
**H PRESTIGE ESTATES**

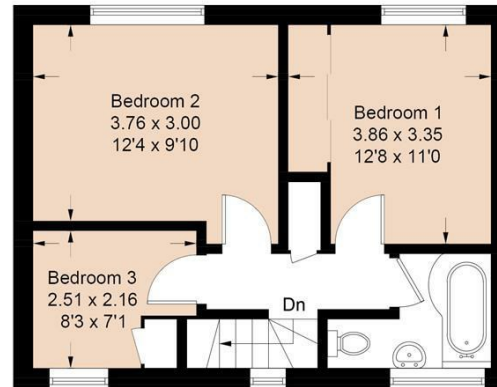


# Carroll Crescent, Ascot, SL5

Approximate Gross Internal Area = 88 sq m / 943 sq ft

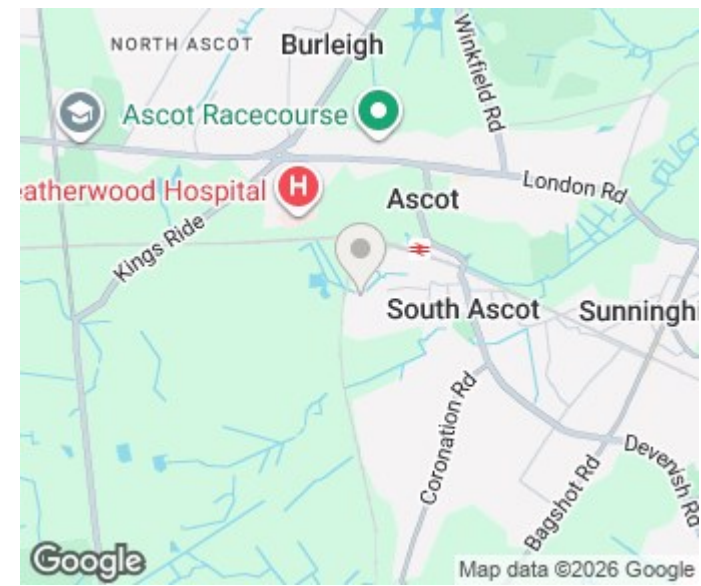


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1294107)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>		63	
(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

H Prestige Estates Ascot  
23 Brockenhurst Road  
Ascot  
Berkshire  
SL5 9DJ

01344 283300  
info@hprestige.co.uk  
www.hprestige.co.uk



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