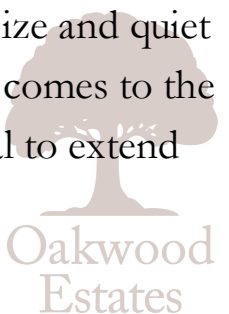




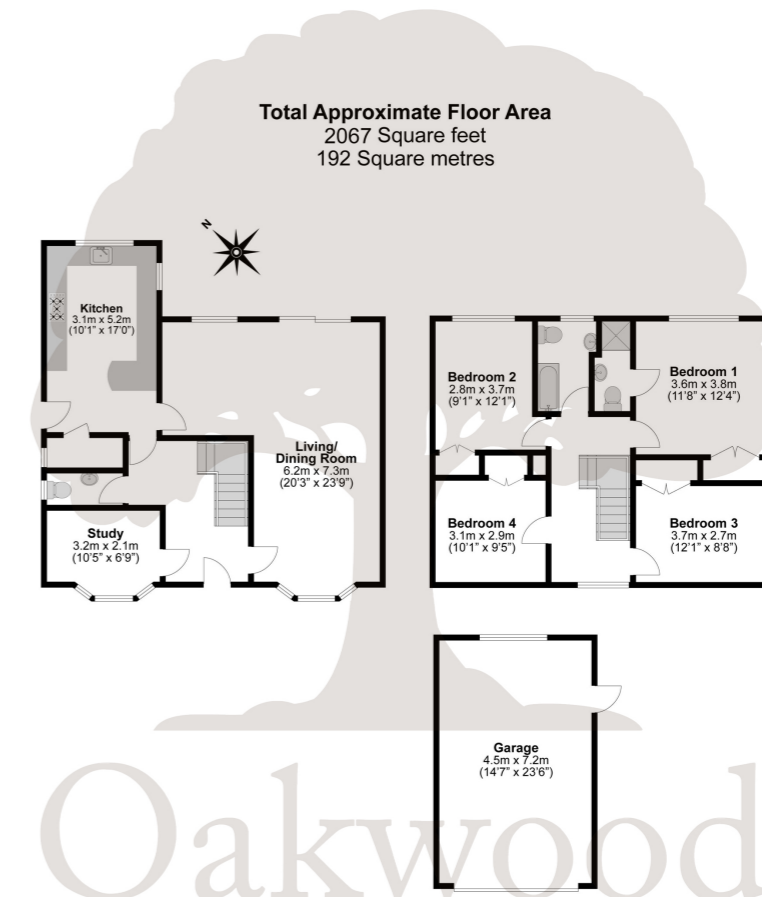
This substantial four double bedroom detached family home in excess of 2000 sq ft is situated on a highly desirable cul-de-sac within the catchment area for both Windsor Boys and Girls School and a short walk to local amenities. The property offers flexible and spacious living arrangements with the ground floor featuring a 23ft living/dining room with patio doors to the garden, a 17ft kitchen/breakfast room, a study, a downstairs cloakroom and a large entrance hall. On the first floor there are four double-sized bedrooms and a family bathroom. The principal bedroom benefits from an ensuite shower room and all of the bedrooms include fitted wardrobes. Externally the rear garden is well enclosed and beautifully landscaped, with lawn and patio areas. To the front there is a large garden, paved driveway with parking for two cars and a 23ft double garage. This property is an excellent family purchase due to its generous size and quiet location and is positioned just a short drive from Windsor and Staines. It comes to the market with the added benefit of no onward chain and there is potential to extend subject to planning permission.



## Property Information

-  FOUR BED DETACHED PROPERTY
-  23FT LOUNGE/DINER
-  MAIN BEDROOM WITH ENSUITE
-  STUDY
-  EPC - D
-  POTENTIAL TO EXTEND (S.T.P.P)
-  CUL DE SAC LOCATION
-  17FT KITCHEN
-  DOUBLE GARAGE
-  NO CHAIN
-  COUNCIL TAX G

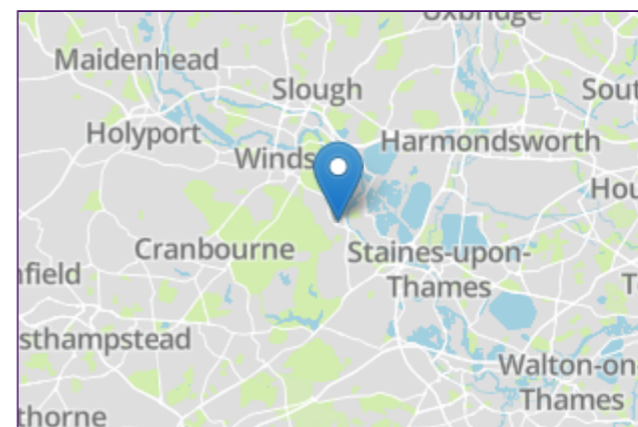
					
x4	x2	x2	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



**Illustrations are for identification purposes only, measurements are approximate, not to scale.**

# Oakwood Estates

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>62</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

### External

Situated on a large corner plot, the rear garden has a patio area which is mainly laid to lawn with side access. To the front there is driveway parking for two cars, a large front garden and double garage.

### Transport

Nearest train stations:

Datchet (2.2 miles)

Egham (3.1 miles)

Windsor and Eton Riverside (3.3 miles)

### Location

Primary Schools:

King's Court First School (0.2 miles)

St Peter's C of E Middle School (0.5 miles)

St Johns Beaumont (1.1 miles)

Eton End (2.8 miles)

Secondary Schools:

The Windsor Boys' School (2.7 miles)

Windsor Girl's School (2.5 miles)

Langley Grammar School (3.3 miles)

Upton Court Grammar School (3.5 miles)

### Council Tax

Band G