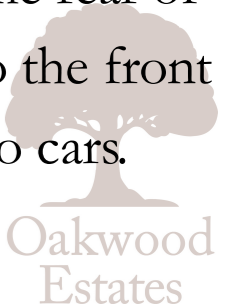




This three double bedroom semi detached house comes to the market as beautifully presented and is conveniently located in the heart of the village of Old Windsor. To the ground floor the property features a modern open plan 18ft kitchen/diner with integrated white goods and patio doors to the garden. There is also an 11ft living room with double doors on to the kitchen and a W.C. To the first floor there are three double bedrooms and a three piece bathroom. Externally there a home office and gym to the rear of the enclosed garden along with a patio and lawn area. To the front there is off street driveway parking with space for two cars.



-  THREE DOUBLE BEDROOMS
-  TWO RECEPTION ROOMS
-  COUNCIL TAX D
-  BATHROOM AND SEPARATE W.C
-  DRIVEWAY PARKING
-  EPC C
-  CLOSE TO VILLAGE AMENITIES
-  GYM/HOME OFFICE

					
x3	x2	x2	x2	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Ground Floor
Approx. 57.8 sq. metres (621.8 sq. feet)

First Floor
Approx. 46.1 sq. metres (496.3 sq. feet)

Total area: approx. 103.9 sq. metres (1118.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with PlanUp 2021 Plan produced using PlanUp.

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.

Location

Old Windsor provides many conveniences such as shops and restaurants whilst nearby Windsor provides a comprehensive range of shops, the Theatre Royal, the Castle and St. Georges Chapel. - For the commuter there are two nearby train stations serving London Paddington and London Waterloo from Slough and Datchet respectively. Old Windsor has excellent road links with access to the M25 and M4 from junction 5. An extensive range of well-regarded schools are available in both the Independent and State sectors.

External

To the front of the property there is a driveway parking for two cars. To the rear there is an enclosed garden with patio area and a home office/gym.

Transport Links

- Nearest train stations:
- Datchet (2.2 miles)
 - Egham (3.1 miles)
 - Windsor and Eton Riverside (3.3 miles)

Council Tax
Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		<small>EU Directive 2002/91/EC</small>	