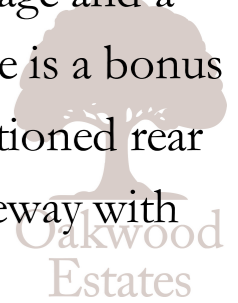




An immaculately presented and spacious four bedroom family home situated in a well regarded Windsor location and close to local schools and amenities, offering ample space for comfortable living and entertaining. The ground floor features a 17ft contemporary kitchen with granite work surfaces, large central island and dining area at the heart of the property, a 13ft living room with feature fireplace that leads into the large conservatory benefitting from an abundance of natural light, as well as an additional room currently used as a study and a tucked away cloakroom. To the first floor there are four double bedrooms, one with built in storage and a modern three-piece family bathroom. To the second floor there is a bonus loft room and eaves storage. Externally, there is a well proportioned rear garden mainly laid to lawn, 21ft garage and large paved driveway with parking for several cars.



## Property Information

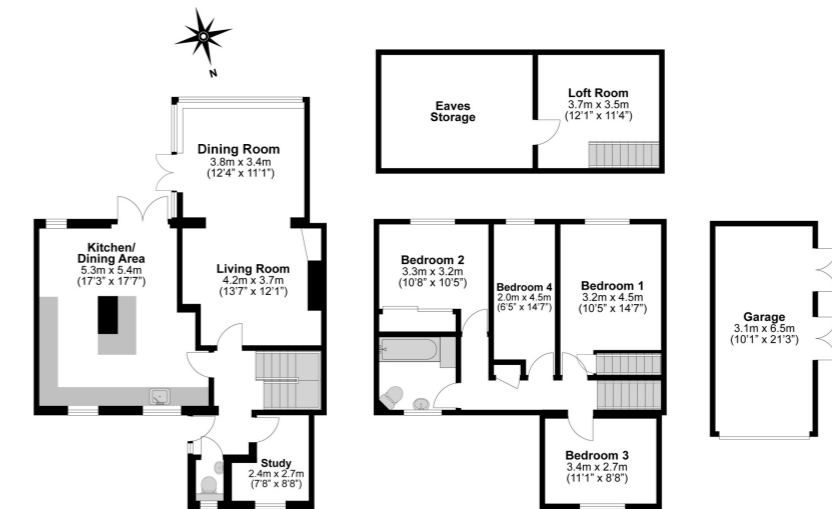
-  FOUR BEDROOM SEMI-DETACHED FAMILY HOME
-  WITHIN WALKING DISTANCE TO WINDSOR TOWN CENTRE
-  LARGE PAVED DRIVEWAY WITH PARKING FOR SEVERAL CARS
-  17FT KITCHEN / DINER
-  14FT MASTER BEDROOM
-  BONUS 12FT LOFT ROOM
-  21FT GARAGE
-  EPC - PENDING
-  COUNCIL TAX BAND - D

					
<b>x4</b>	<b>x2</b>	<b>x1</b>	<b>x2</b>	<b>Y</b>	<b>Y</b>
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Floor Plan



Total Approximate Floor Area  
1991 Square feet  
185 Square metres



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

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.

### Transport Links

Windsor & Eton Central Station - 1.6 miles

Windsor & Eton Riverside Station - 1.8 miles

Datchet Station - 2.8 miles

Clewer Green CofE First School  
State School  
0.4 miles

SECONDARY SCHOOLS:  
Windsor Girls School  
State School  
0.9 miles

### Schools

#### PRIMARY SCHOOLS:

Hilltop First School  
State School  
0.1 miles

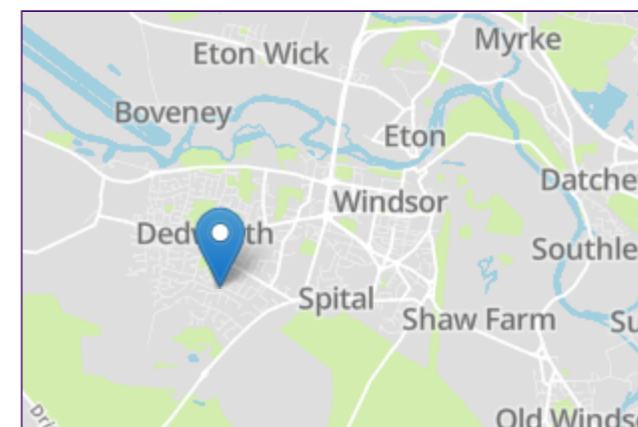
Dedworth Green First School  
State School  
0.4 miles

Dedworth Middle School  
State School  
0.5 miles

Windsor Boys School  
State School  
1.8 miles

Churchmead Secondary School  
State School  
3.8 miles

**Council Tax**  
Band D



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