



Within walking distance of Windsor town centre, a delightful period property that has been beautifully updated and extended to create a comfortable, 3 bedroom, family home. The property has been extensively refurbished to provide flexible accommodation, making it an ideal home for families and professionals alike.

There is off-road parking for up to four cars and scope for a loft conversion (STPP).











As you step into the property, you are greeted by a spacious and inviting entrance hall. The ground floor comprises a generous sitting room filled with natural light, providing the perfect atmosphere for relaxation and entertainment. The open-plan kitchen and dining area is a standout feature, showcasing contemporary fittings, high-end appliances, and ample storage space. The kitchen seamlessly flows into the dining area, creating a perfect setting for family meals and social gatherings. Also on the ground floor there is a cloakroom, utility cupboard and a large reception room currently used as a snug/office with the added benefit of a shower room and doors to outside.

On the first floor there is a landing with access to a loft space, with potential to convert (subject to all consents), two double bedrooms, a single bedroom and a family bathroom.

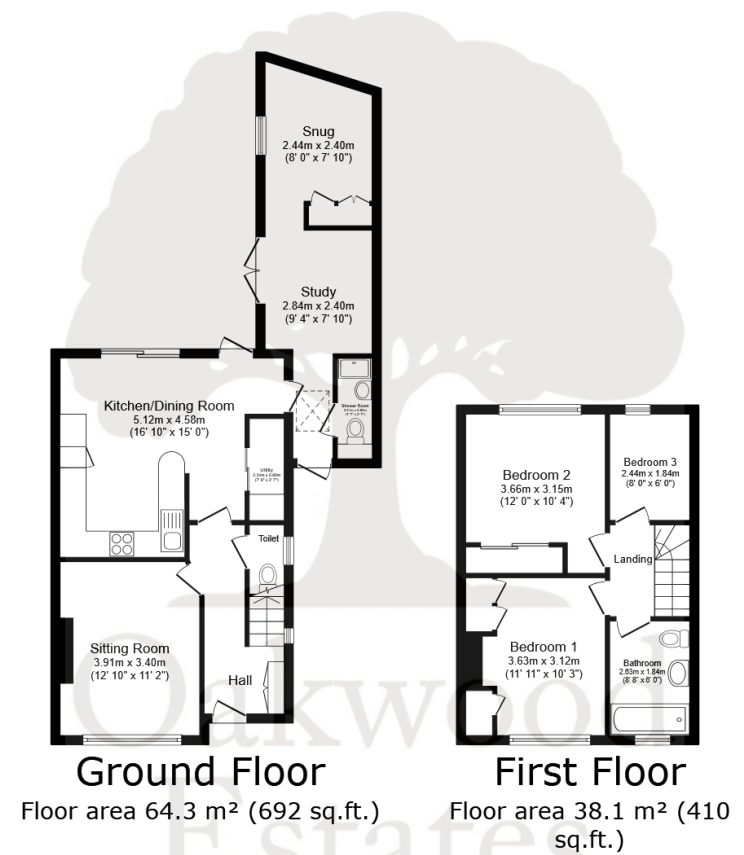
Outside, the property is approached by a generous driveway providing parking for up to four cars. The enclosed, low-maintenance, rear garden has artificial grass, shrub beds and a paved area perfect for alfresco dining. NO ONWARD CHAIN



## Property Information

-  ENTRANCE HALL
-  KITCHEN / DINING ROOM, UTILITY AREA AND CLOAKROOM
-  TWO BATH/SHOWER ROOMS
-  LOW MAINTENANCE GARDEN
-  NO ONWARD CHAIN
-  SITTING ROOM
-  THREE BEDROOMS
-  POTENTIAL FOR LOFT CONVERSION (STPP)
-  GENEROUS DRIVEWAY WITH PARKING FOR UP TO 4 CARS
-  EPC: D

					
x3	x2	x2	x4	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



TOTAL: 102.3 m<sup>2</sup> (1,101 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.



Oakwood  
Estates

### Outside

Outside, the property is approached by a generous gated driveway providing parking for up to four cars. The enclosed, low-maintenance, rear garden has artificial grass, shrub beds and a paved area perfect for alfresco dining.

### Location

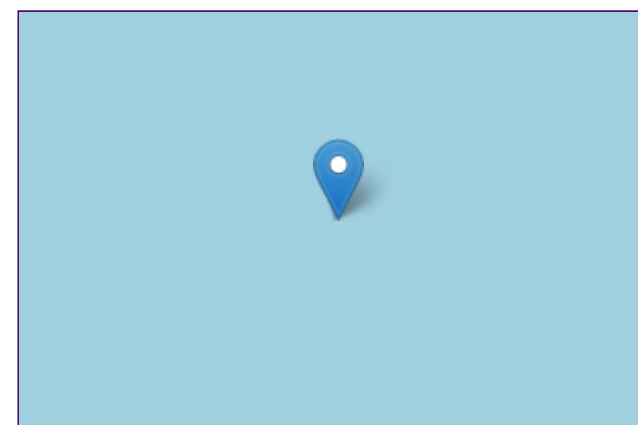
The property is situated 0.8 miles away from the town centre, which is about a 15-minute walk. Windsor has a wide range of shops and restaurants, as well as the Castle, Great Park, Racecourse and Legoland. Nearby train stations include Windsor & Eton Central and Windsor & Eton Riverside, where trains run to London Paddington (via Slough) and London Waterloo. Windsor is also convenient for the M4, M25 and Heathrow Airport. The area also has a good selection of state, private and international schools, including Trevelyan Middle School, which is close by.

### Sports And Leisure

The surrounding area provides excellent schooling for children of all ages both in the private and state sector. There are numerous sports clubs including tennis, rugby, rowing and football, various fitness centres and racing at Ascot and Windsor. The River Thames can also be accessed at Windsor, which is within easy reach and of course Windsor Great Park which is within walking distance.

### Council Tax

Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	