



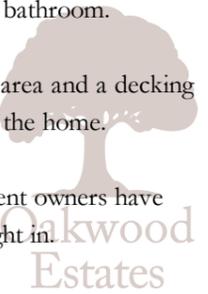
Ragstone Road is located perfectly for all those looking to capitalise on the excellent commuting links, Slough station (Elizabeth line) and M4 jct 6 are a stone's throw away from your front door. Windsor & Eton Riverside station is also close by and provides a direct link into London Waterloo. Another huge benefit of this location is the access to fantastic local schools, there is an abundance of excellent schools located in Slough plus you are within catchment for Windsor Girls & Windsor Boys School.

The property itself is a charming Edwardian property which is bursting with character throughout and is perfect to be made into a long term family home. The property has been extended to the rear and into the loft and as a result boasts over 1600 sq ft of living accommodation. The ground floor comprises of an inviting porch/hallway area which leads into the family lounge. Originally two separate reception rooms, the current owners have opened this space up into a huge open plan lounge and dining area which is flooded with natural light due to the large bay windows to the front. The rear of the property is where you'll find the first extension, this extension has transformed the original galley kitchen into a huge 24 ft open plan kitchen/diner. This space is ideal for entertaining and to make this the "hub of the home". A full downstairs shower room completes the ground floor.

Upstairs The first floor is home to THREE good size double bedrooms and the main family bathroom. A second floor has been added and provides space for a FOURTH double bedroom which has access to the eaves for further storage. Also located on this floor is a store room which would be ideal to be converted into a potential fifth bedroom or additional bathroom.

Externally the property has a beautiful private rear garden which is mainly laid to lawn with a "sun trap" patio area and a decking space, both of which are ideal for those summer BBQ's. The rear garden also provides side access for the home.

The property benefits from a number of charming character features such as lovely high ceilings. The current owners have maintained the property extremely well and the home is ready for the next owners to move straight in.

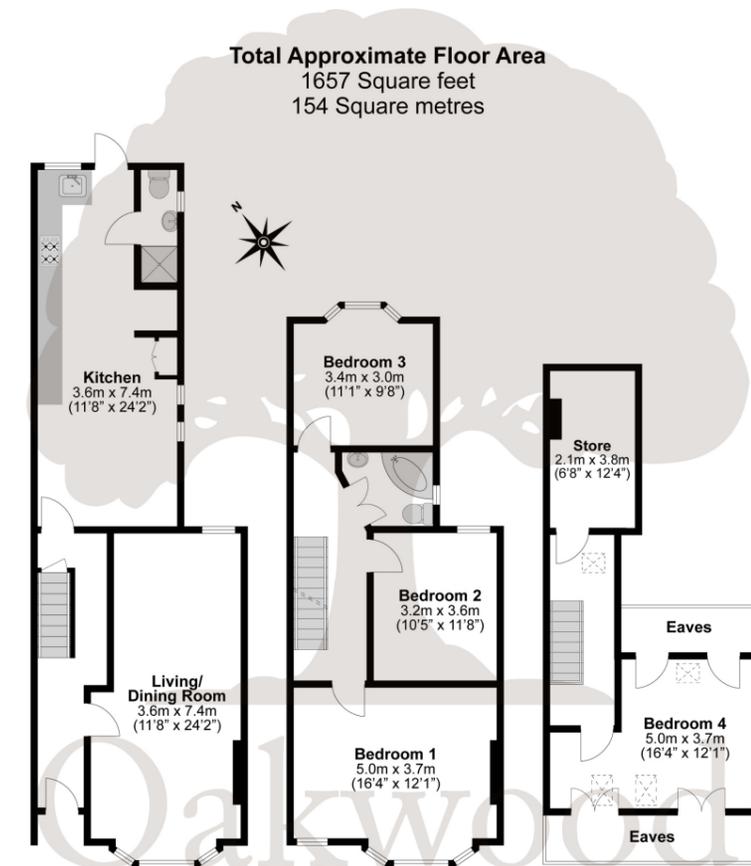


Property Information

-  FREEHOLD
-  HEAVILY EXTENDED
-  OVER 1600 SQ FT
-  IMMACULATELY PRESENTED
-  PERIOD PROPERTY
-  WITHIN CATCHMENT FOR SEVERAL EXCELLENT LOCAL SCHOOLS AS WELL AS WINDSOR BOYS & WINDSOR GIRLS SCHOOLS
-  FOUR DOUBLE BEDROOMS
-  TWO BATHROOMS
-  IDEAL LOCATION FOR FAMILIES OF ALL AGES
-  TWO RECEPTION ROOMS
-  RESIDENTS PARKING

					
x4	x2	x2	0	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Transport Links

NEAREST STATIONS:
Slough (0.7 miles)
Windsor & Eton Riverside (1.3 miles) (South Western Railway)
Windsor & Eton Central (1.5 miles)

The M4 (jct 6) is an easy commute, M40 is also easily accessible these both in turn provide access to the M25, M3 and Heathrow Airport. British Rail connections to Paddington are available Slough. Elizabeth Line stations of Slough and Langley are easily accessible plus Direct train lines into London Waterloo are available from Datchet station.

Location

Ragstone Road is conveniently situated in the town of Slough and with access to Slough train station which is located within a short walk of the property. Everyday amenities can be found at The Town Centre, nearby Windsor, and Burnham, with more comprehensive facilities available in Beaconsfield and Maidenhead. Both Eton & Windsor are within easy walking distance from this property and provide access to stunning family walks as well as amenities. The National Trust property, Cliveden House, also located in Taplow has over 300 acres of woodlands and gardens leading down to the River Thames.

Communication links in the area are excellent with rail connections to London (Paddington) from Slough. The area also benefits from Crossrail (Elizabeth Line) which is now up and running, giving direct and fast journey times from Slough station to London's West End, City and Canary Wharf. The M40 and M4 motorways are within reach and provide access to the M25 and Heathrow.

Schools

PRIMARY SCHOOLS

St Mary's CofE School - 0.7 Miles Away
Ofsted Rating - Good

Montem Academy - 0.8 Miles Away
Ofsted Rating - Outstanding

James Elliman Academy - 1.1 Miles Away
Ofsted Rating - Good

SECONDARY SCHOOLS

Slough & Eton CofE School - 0.1 Miles Away
Ofsted Rating - Outstanding

Upton Court Grammar - 1.0 Miles Away
Ofsted Rating - Outstanding

St Bernard's Catholic Grammar School - 1.2 Miles Away
Ofsted Rating - Outstanding

Herschel Grammar School - 1.2 Miles Away
Ofsted Rating - Outstanding

Windsor Girls School - 3.0 Miles Away
Ofsted Rating - Requires Improvement

Windsor Boys School - 2.1 Miles Away
Ofsted Rating - Good

Council Tax

Band D