







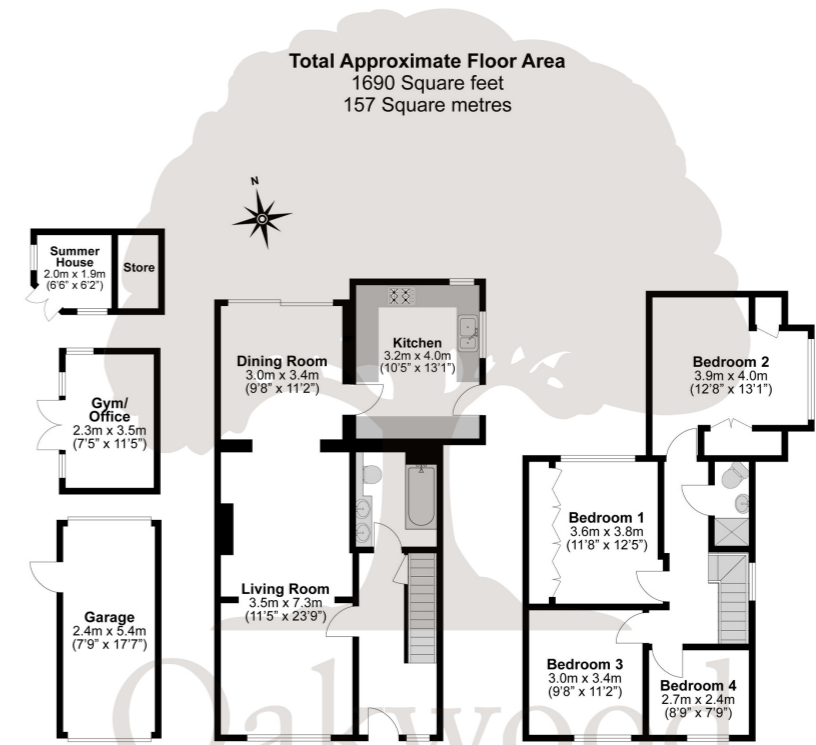
This recently renovated four bedroom semi-detached family home is located at the end of a quiet cul-de-sac and offered to the market as well presented. The ground floor features a 23ft lounge, an 11ft. dining room, a modern fitted kitchen, a downstairs bathroom and a large entrance hall. On the first floor there are four good sized bedrooms and a contemporary shower room. Externally the rear garden is well enclosed and spacious, mainly laid to lawn with patio area and has the added bonus of an outside gym/home office and summerhouse. To the front of the property there is driveway parking for three cars in addition to a 17ft garage. This property is an excellent family purchase due to its convenient location providing easy access to Kings Court Primary School and Windsor Town Centre.

Property Information

Floor Plan

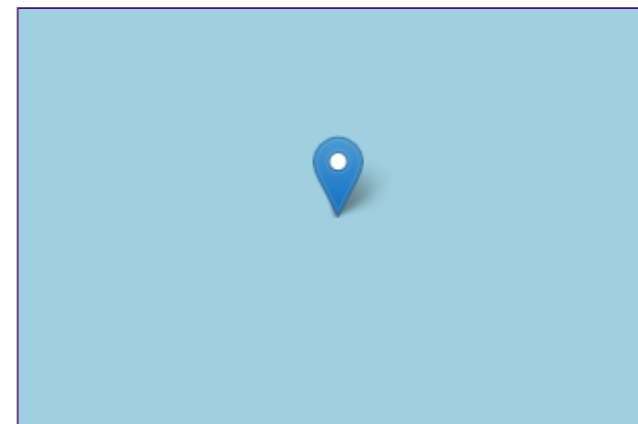
-  RECENTLY RENOVATED
-  QUIET CUL DE SAC LOCATION
-  LARGE GARDEN WITH OFFICE AND SUMMER HOUSE
-  DRIVEWAY PARKING FOR 3 CARS
-  FOUR BED SEMI-DETACHED HOME
-  COUNCIL TAX - BAND E
-  TWO BATHROOMS
-  GARAGE

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



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		85
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

External

The well enclosed rear garden is mainly laid to lawn with patio area, summerhouse, gym/home office, and to the front there is driveway parking for 3 cars and a single garage.

Transport Links

Sunnymeads Station
1.3 miles

Wraysbury Station
1.6 miles

Datchet Station
1.9 miles

Schools

King's Court First School
State School
Ofsted: Good
0.2 miles

St Peter's Church of England Middle School
State School

Ofsted: Good
0.6 miles

Wraysbury Primary School
State School
Ofsted: Good
0.8 miles

St Johns Beaumont
Independent School
ISI: No Rating Available
0.8 miles

Council Tax
Band E