Freehold - £495,000

- GARDEN WITH SIDE ACCESS
- THREE GOOD SIZED BEDROOMS
- BATHROOM
- HALL
- CLOAKROOM
- STORE ROOM
- KITCHEN
- LIVING ROOM
- CONSERVATORY
- GAS RADIATOR CENTRAL HEATING
- DOUBLE GLAZING
- GARAGE IN BLOCK CLOSE BY
- GLIMPSES OF WINDSOR CASTLE FROM THE FIRST FLOOR
- SOLE AGENTS

An extended, much improved and well presented end unit town house overlooking a green, in a pleasant pedestrianised location, with a garage in a block close by. The property is conveniently located within walking distance of the town centre and Windsor Great Park. There is a gate in the far corner of the development providing easy access to acres of Crown Land.
Bedroom 1
4.22 x 3.30
13'10" x 10'10"

Bedroom 2
3.28 x 2.99
10'9" x 9'10"

Bedroom 3
3.31 x 2.28
10'10" x 7'6"

Kitchen
3.22 x 2.94
10'7" x 9'8"

Conservatory
5.01 x 2.69
16'5" x 8'10"

Living Room
6.57 x 3.27
21'7" x 10'9"

Store Room
2.80 x 1.85
9'2" x 6'0"

Approximate Floor Area
103.76 sq m - 1117 sq ft
(Gross Internal)
**DIRECTIONS:** From Junction (6) of the M4 motorway, take the relief road (sign-posted Windsor) passing over the River Thames and on reaching the large roundabout controlled by traffic lights, take the third exit into Imperial Road. On reaching the traffic lights at the end of Imperial Road, turn left into St. Leonards Road. Proceed for approximately a quarter of a mile to a mini roundabout and turn right into Bolton Road and then third right into Wood Close. Take the second cul-de-sac on the left, where the property will be seen on the left-hand side.

**ROYAL BOROUGH OF WINDSOR & MAIDENHEAD:** Council Tax Band 'D'
N.B. (1) Leyton-Smith & Moseley for themselves and for the vendor of this property whose agents they are, give notice that these particulars do not constitute, nor constitute any part of, an offer or a contract. (2) These particulars have been prepared as a general guide and for clarification Leyton-Smith & Moseley wish to inform prospective purchasers that they have not carried out a detailed survey, nor tested the services, appliances and specific fittings. (3) Room measurements should not be relied upon for carpets and furnishings. (4) These particulars are issued on the understanding that any negotiations respecting the property referred to will be conducted through Leyton-Smith & Moseley.

Please advise when you are no longer seeking.