

The **Frost** Partnership

Wraysbury Office: T: 01784 488111 E: wraysbury@frostweb.co.uk

Park Lodge, Park Lane, Horton Village SL3 9PR

Price On Application Freehold



An individual character home with a private gated driveway and enclosed, well screened mature gardens and paddock of just under 0.6 of an acre. The accommodation comprises four bedrooms, two bathrooms, a spacious lounge and dining room with inglenook fireplaces, a galley style modern fitted kitchen, separate utility room, cloakroom and study or optional fifth bedroom. Furthermore, there is a double garage and ample off street parking. Sunnymeads train station is within a mile with direct trains to London Waterloo. Viewings highly recommended. EPC Rating: D

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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.

Directions:

From our Wraysbury office go straight onto Windsor Road and continue straight at the lights taking you over the bridge. At the roundabout, take the second exit onto Datchet Road and turn right onto Park Lane.

Council Tax Band:

Windsor and Maidenhead Royal Borough Council, Council Tax Band G for Horton, being £2078.31 for 2017/18.

Viewing:

Via The Frost Partnership, 33 High Street, Wraysbury.



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