

Upcroft, Windsor, Berkshire, SL4 3NH

Guide Price £600,000

Freehold

**b simmons**

T: 01753 545 555 [bsimmons.co.uk](http://bsimmons.co.uk)



Tucked away in a popular residential road in the town of Windsor, B Simmons are pleased to present to the market this extended semi detached family home. The property is offered with no onward chain.

As you enter the property, you walk into a porch and hallway with stairs leading to the first floor. Adjoining doors provide access to an open plan living room with feature fireplace, through to a sitting room with French doors leading out to the garden and a dining room which follows through to the kitchen. An inner hallway gives direct access into the properties garage as well as a downstairs W.C and utility room. On the first floor there are three well proportioned bedrooms, two having built in wardrobes and a separate family bathroom fitted with a four piece suite including a shower cubicle. Outside there is a private well established south facing rear garden, laid predominantly to lawn with shrub and flower borders, a patio area as well as a separate raised decking area. The front garden has been divided into individual flower and shrub beds, laid to slate chippings with a pathway and steps leading to the front door and a driveway giving access to a 17' garage.

Upcroft is a convenient location within Windsor town centre and is near to the Windsor Castle and the stunning Long Walk. Within walking distance of an excellent range of shops, bars and restaurants that Windsor has to offer. For commuters there are two train stations providing links to London Paddington (via Slough on the Elizabeth line) and from Windsor Central and Waterloo (mainline approx 50 mins) from Windsor & Eton Riverside. There is a wide supply of excellent schooling in Windsor available in both the Independent and State sectors, including Trinity St Stephen & St Edward's Catholic First Schools, Trevelyan & St Edward's Royal Free Middle Schools, Windsor Boys' & Girls' Secondary Schools, St George's, Upton House, Eton College to name a few. Council Tax Band: D / EPC Rating: TBC



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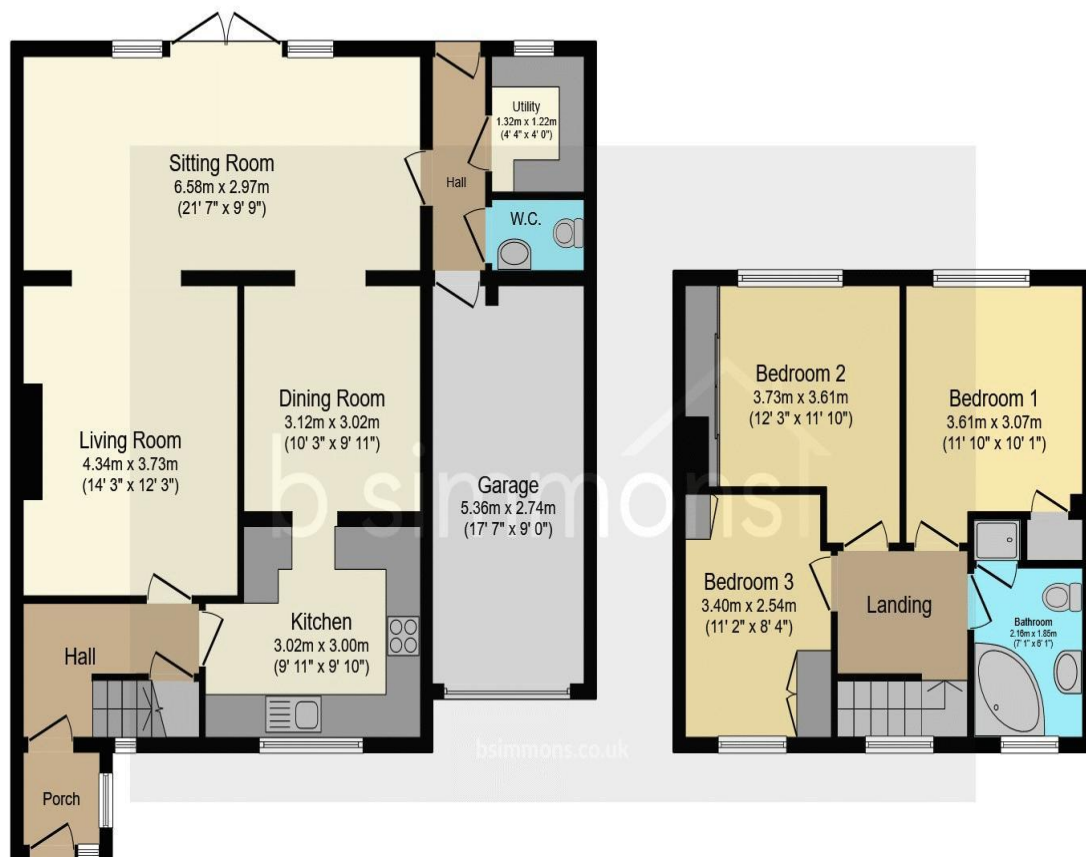
Please contact the office to arrange a **FREE** property valuation on **01753 545555**



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## Ground Floor

Floor area 92.8 sq.m. (999 sq.ft.)

## First Floor

Floor area 43.7 sq.m. (470 sq.ft.)

Total floor area: 136.5 sq.m. (1,469 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](http://www.Propertybox.io)

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## MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.