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Orchard Avenue, *Windsor*

OSBORNE HEATH

A stylish four bedroom detached property situated on a sought after private road. The property is well-presented and offers flexible accommodation, off road parking and a good size rear garden with a useful outbuilding.

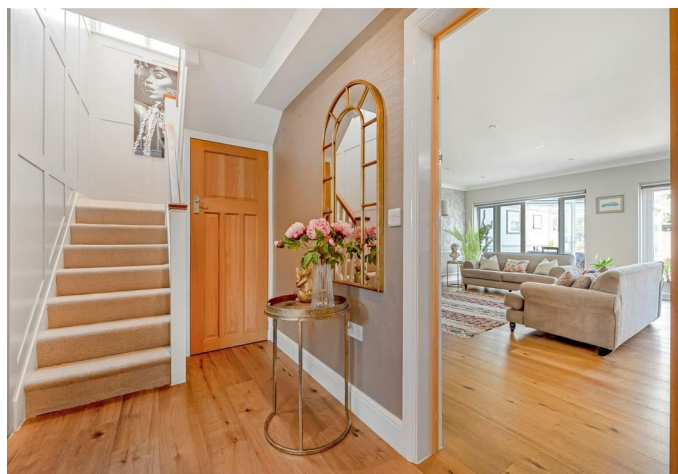
On the ground floor, the property comprises an entrance hall, bedroom four, study/snug, large open-plan living room/kitchen with island, utility room/WC and a conservatory.

On the first floor, there is a principal bedroom with a contemporary en suite bathroom, two further bedrooms and a shower room.

Outside, there is a good size rear garden that is mostly laid to lawn, has shrub beds and a large paved patio. At the rear of the garden is a brick built outbuilding which offers a multitude of uses and comprises a garden room, shower room and a garage/workshop space. To the front of the property provides off road parking for two/three cars.

Orchard Avenue is a sought after private road approximately one mile from Windsor town centre. Windsor has a wide range of shops and restaurants as well as Windsor Castle, Windsor Great Park, Windsor Racecourse and Legoland. Nearby train stations include Windsor & Eton Central and Windsor & Eton Riverside where trains run to London Paddington (via Slough) and London Waterloo. Windsor is also convenient for the M4, M25 and Heathrow Airport and the area is served by a number of well-regarded state, private and international schools.

EPC rating E. Council Tax Band F.

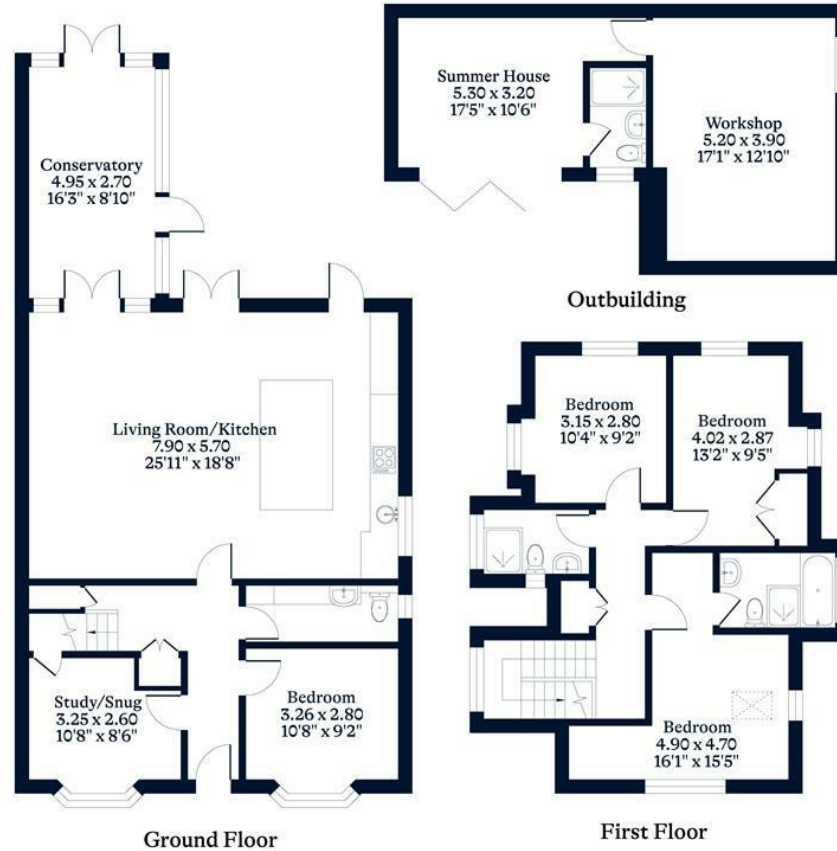




APPROXIMATE FLOOR AREA
House - 147.88 sq m - 1592 sq ft
Outbuilding - 37.72 sq m - 406 sq ft
Total - 185.60 sq m - 1998 sq ft
(Gross Internal Area)



NOT TO SCALE
This plan is for illustration purposes only



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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