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# St. Johns Road, *Windsor*

OSBORNE HEATH

# An extended semi-detached house in a small cul-de-sac, with three reception rooms, a large en suite bedroom, contemporary kitchen, driveway and no onward chain.

On the ground floor there is a living room with a feature fireplace, garden room with bar, separate dining room, utility room and a contemporary kitchen with dining space.

The first floor has a large principal bedroom (which could be split into two bedrooms) with fitted wardrobes and an en suite shower room, two further bedrooms and a family bathroom. There is a useful loft room and large eave storage.

Outside, the front garden is paved and has an area of lawn leading to the side with off road parking for numerous cars. There is a timber shed and double gates leading through to the rear garden. The garden is west facing and has a patio, artificial grassed area and access to a useful outbuilding/music room.

St Johns Road is situated just off Hatch Lane, close to local shops including Tesco Express. Windsor has a wide range of shops and restaurants as well as Windsor Castle, Windsor Great Park, Windsor Racecourse and Legoland. Train stations include Windsor & Eton Central and Windsor & Eton Riverside where trains run to London Paddington (via Slough) and London Waterloo. The area has a selection of well-regarded schools close by including St Edwards, Clewer Green, Windsor Boys and Windsor Girls.

EPC rating D. Council Tax band F.





**APPROXIMATE FLOOR AREA**  
 House - 199 sq m - 2149 sq ft  
 Outbuilding - 46 sq m - 495 sq ft  
 Total - 245 sq m - 2644 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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