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Ruddlesway, *Windsor*

OSBORNE HEATH

A beautifully presented four bedroom detached house situated on the sought after Laing estate with two bathrooms, south facing garden and a garage with additional parking.

On the ground floor there is a reception room with doors out to the garden, separate dining room, kitchen/breakfast room with high gloss units, double bedroom with doors out to the patio, and a modern shower room.

The first floor has three bedrooms, all with built in wardrobes, and a family bathroom.

Outside, the front and side of the property has extensive area of shingle that provides potential off road parking. There is also a detached single garage with driveway parking. The well presented rear garden is south facing and has a paved patio, artificial grass, raised rockery, side access and a tucked away additional patio. The garden also has a covered bar area and a summerhouse.

The property is situated on the sought after Laing estate, to the west of Windsor. There is a range of shopping facilities close by including Tesco and Aldi, with additional facilities in Windsor town centre. Windsor has a wide range of shops and restaurants as well as the Castle, Great Park, 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, and there is bus stop close by including the GoToGate bus service to Heathrow Terminal 5. The area is well served by a number of state, private and international schools and there are various parks close by including Sutherland Grange. Windsor is also convenient for the M4, M25 and Heathrow Airport.

EPG rating E. Council Tax band E.

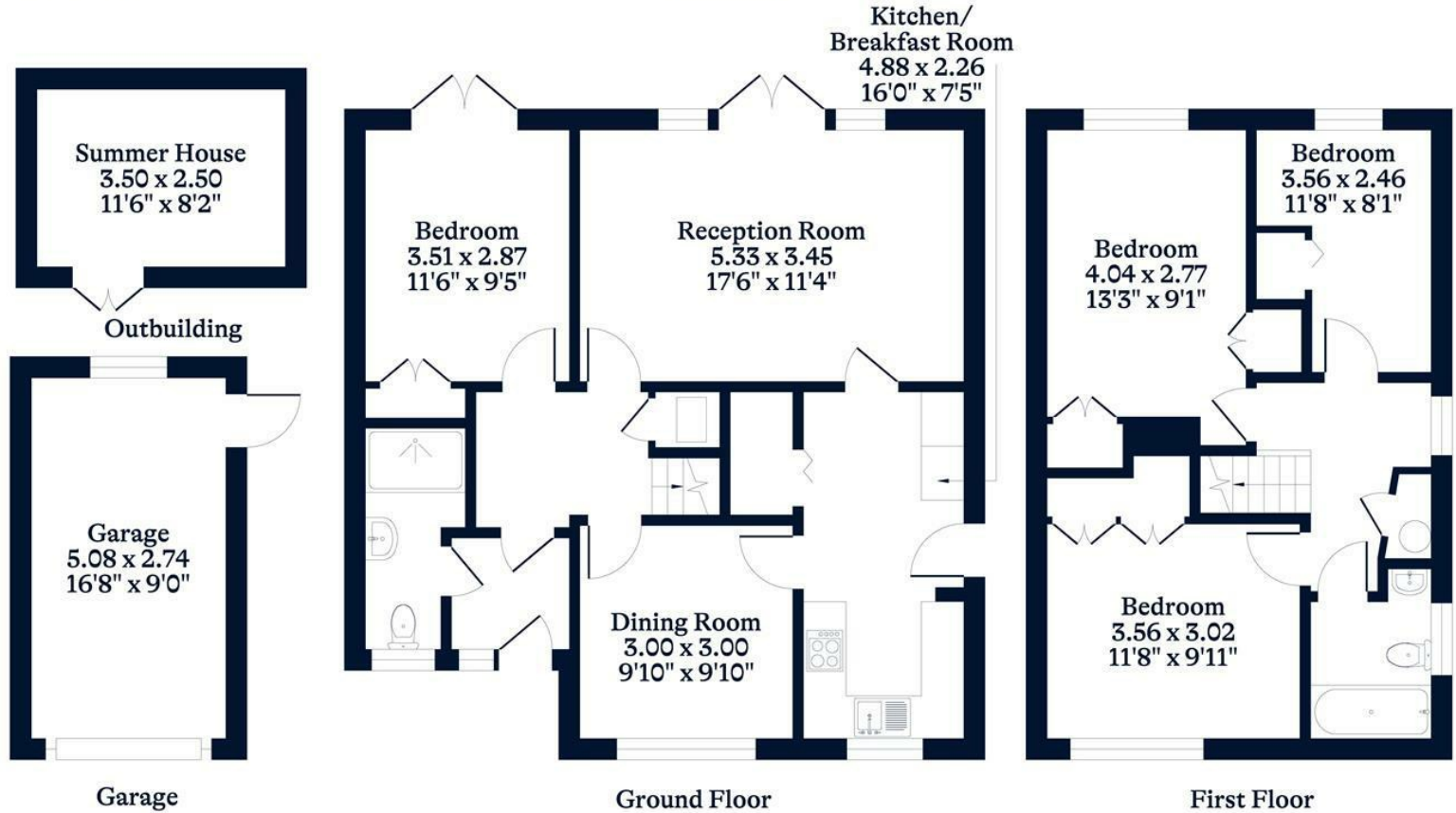






APPROXIMATE FLOOR AREA
House - 109.42 sq m - 1178 sq ft
Garage - 13.91 sq m - 150 sq ft
Outbuilding - 08.75 sq m - 94 sq ft
Total - 132.08 sq m - 1422 sq ft
(Gross Internal Area)

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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