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St. Leonards Road, *Windsor*

OSBORNE HEATH

An improved Victorian cottage close to Windsor Great Park, with two double bedrooms, driveway parking and a good size rear garden.

On the ground floor there is a living and dining room with wood flooring, a dual fuel stove and bespoke storage units, kitchen with high gloss grey units, quartz worktops and integrated appliances, and a bathroom with a white suite.

The first floor has two double bedrooms, both with fitted wardrobes.

To the front of the house is a block paved driveway providing off road parking for one car. To the rear is a courtyard accessed from the kitchen, which leads to a private rear garden with an area of artificial grass, large timber shed and a paved patio which makes an ideal entertaining space.

The property is situated the outskirts of town, with access to the Great Park close by, making it an ideal location for families and those who enjoy walking or biking in the outdoors. 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, giving easy access to London Paddington (via Slough - Elizabeth line) and London Waterloo. The area is served by a number of well-regarded schools including The Royal School, Oakfield, Queen Anne First School, St Edwards Middle School, Trevelyan, Upton House, Eton, Windsor Boys and Windsor Girls. Windsor is also convenient for the M4, M25, M3 and Heathrow Airport.

EPC rating D. Council Tax band D.





APPROXIMATE FLOOR AREA
House - 72.00 sq m - 775 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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