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# St. Leonards Road, *Windsor*

OSBORNE HEATH



# An extended Victorian house overlooking Windsor Great Park, with four bedrooms, three reception rooms and a south facing rear garden.

On the ground floor there is a bay fronted sitting room with fireplace, dining room with door to the rear, modern kitchen, an additional breakfast room with bi-folding doors out to the patio, and a downstairs WC.

The first floor has two double bedrooms and smaller bedroom or study with rear views, plus a family bathroom. The second floor houses an additional double bedroom with eaves storage.

Outside, there is an enclosed front garden with tiled pathway to the front door. The rear garden is south facing and backs onto allotments, with Windsor Great Park beyond. The garden has a good size patio, an area of lawn, well stocked shrub beds and a garden shed.

The property is situated approximately one mile from Windsor town centre, 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 C. Council Tax band D.





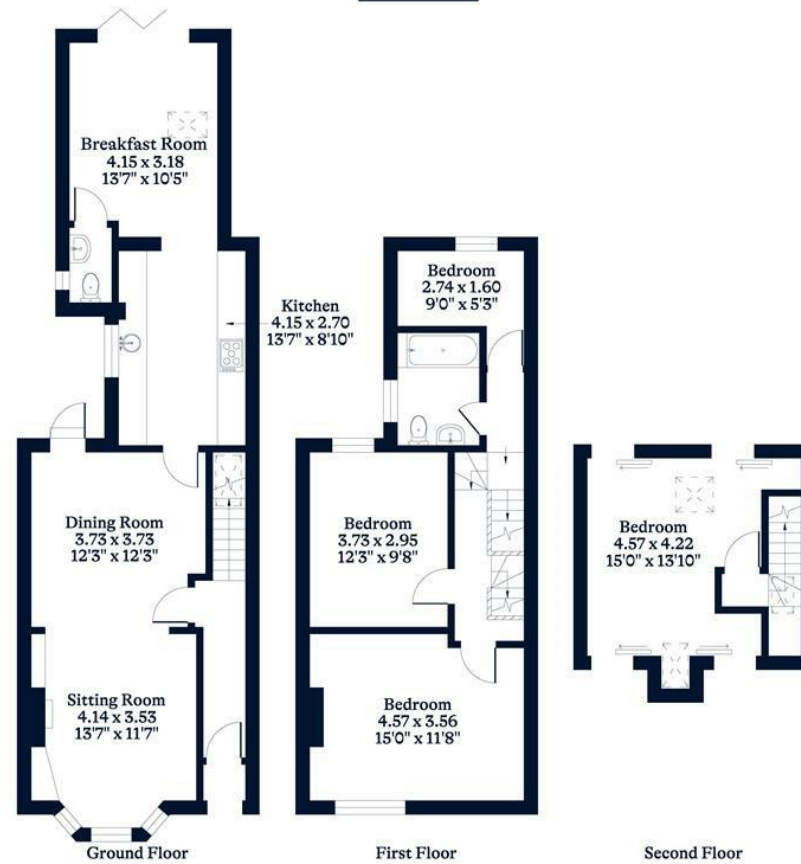




**APPROXIMATE FLOOR AREA**  
House - 127.33 sq m - 1371 sq ft  
(Gross Internal Area)



**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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