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# Wood Close, *Windsor*

OSBORNE HEATH

## A three bedroom, two bathroom family home in a cul-de-sac, with a garage and south east facing garden.

The current owners have extended the ground floor to create a large, open kitchen with central island, roof lantern and dining space. Downstairs there is also a living room, utility room, shower room, and a study that could be used as a bedroom for flexible living accommodation with the shower room.

Upstairs there are three bedrooms and a modern family bathroom.

Outside there is a south east facing rear garden with decking, an artificial lawn and side access. There is also a garage in a block. The owners have previously had planning permission to create a driveway to the front of the house.

Wood Close is a cul-de-sac close to Windsor's famous Long Walk. 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 - Elizabeth Line) and London Waterloo. Windsor is also convenient for the M4, M25 and Heathrow Airport. The area also has a good selection of state, private and international schools.

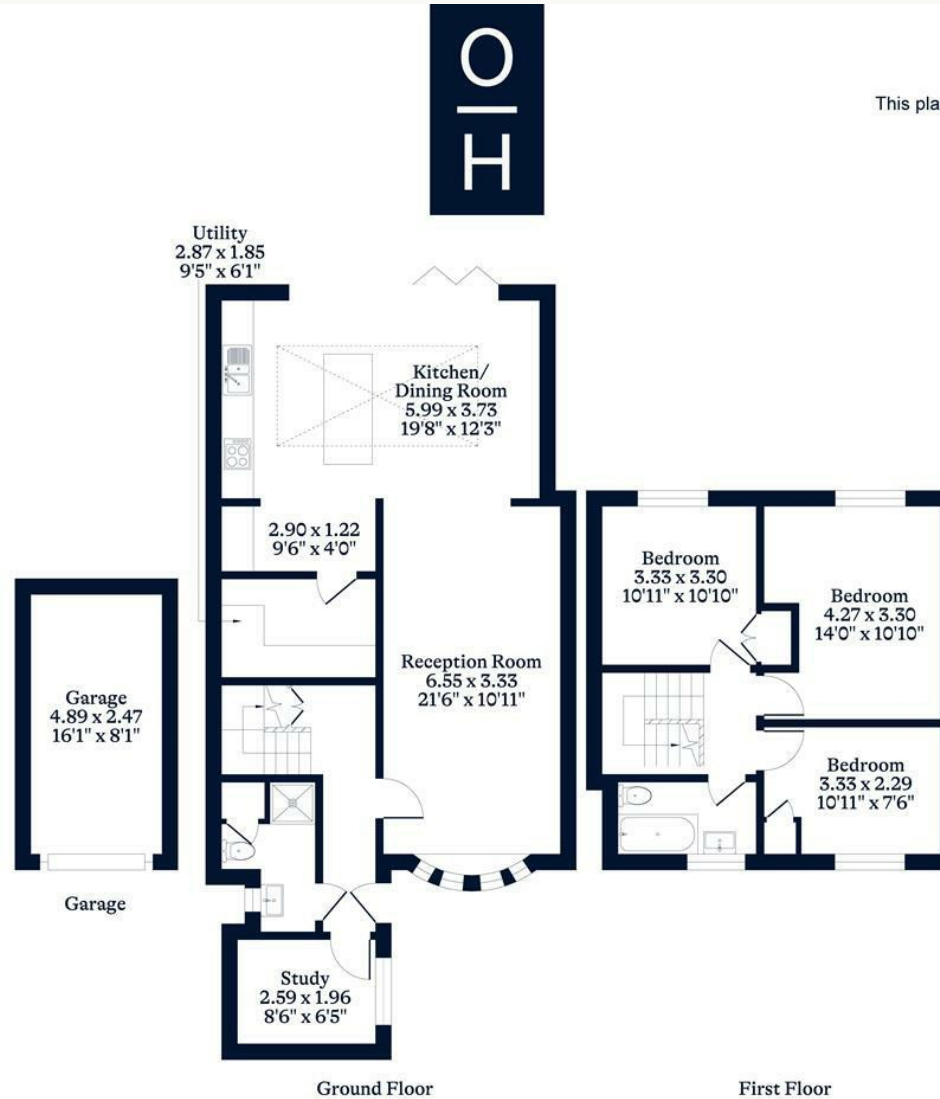
EPC rating C. Council Tax band D.





**APPROXIMATE FLOOR AREA**  
House - 115.76 sq m - 1246 sq ft  
Garage - 12.07 sq m - 130 sq ft  
Total - 127.83 sq m - 1376 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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