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St. Leonards Hill, *Windsor*

OSBORNE HEATH

A four double bedroom, four bathroom family home at the end of a private cul-de-sac, with a driveway, garage and potential for a downstairs bedroom.

Downstairs there is a large entrance hall and an open-plan kitchen, living and dining area with a breakfast bar and doors out to the garden. There is also a living room leading out to the garden, dining room, study, shower room and internal access to the double garage with utility area. The dining room or study could be used as a bedroom to create flexible living accommodation next to the shower room.

Upstairs there are four double bedrooms, two modern en suites and a family shower room.

Outside there is driveway parking, the double garage has an electronically operated door, and side access to the rear garden.

St Leonards Hill is sought after private road in Windsor. 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. Nearby schools include Eton, St George's School, The Kings House, Oakfield, The Queen Anne, St Edwards, Trevelyan, Trinity St Stephen, Upton House, Windsor Boys and Windsor Girls. Windsor is also convenient for the M4, M25 and Heathrow Airport.

EPC rating D. Council Tax band G.





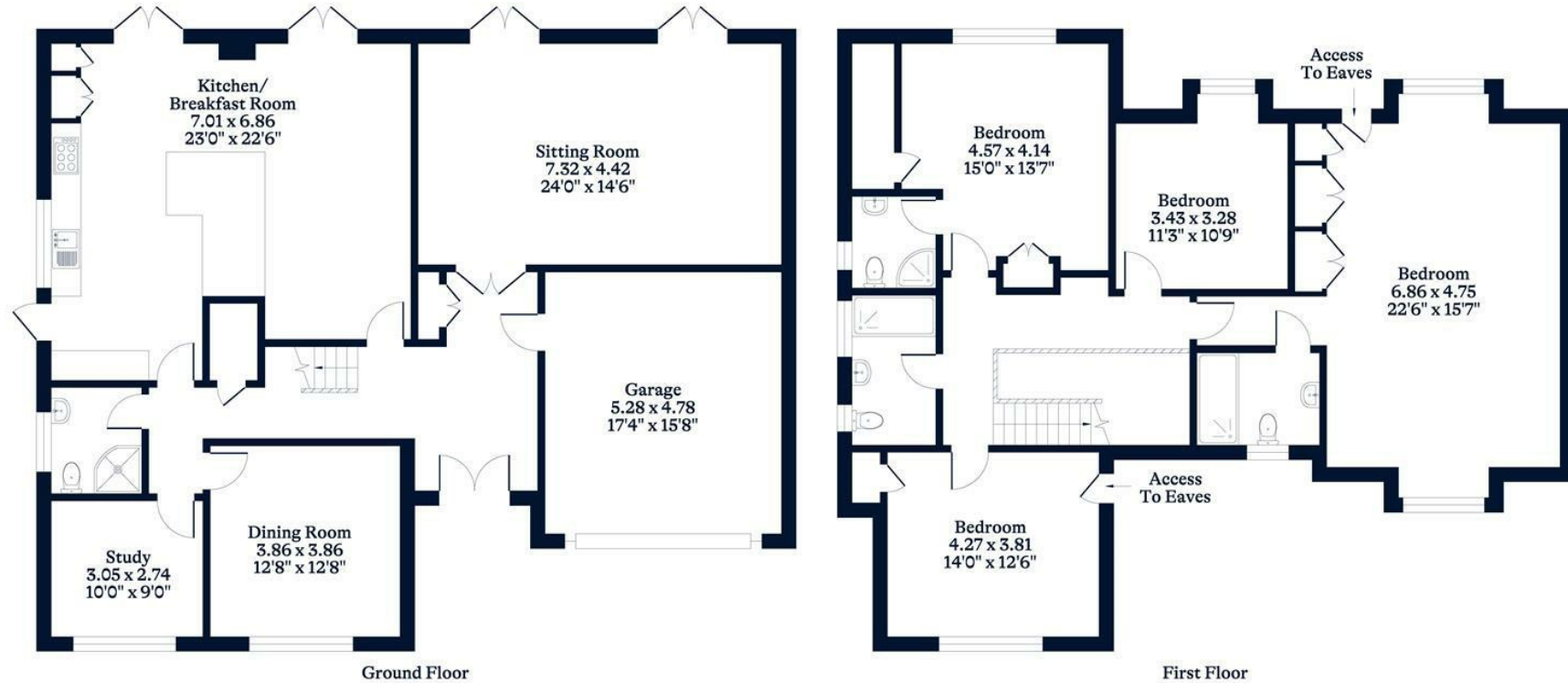
APPROXIMATE FLOOR AREA

House - 254.10 sq m - 2735 sq ft
Garage - 25.10 sq m - 271 sq ft
Total - 279.20 sq m - 3006 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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