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Walpole Road, *Old Windsor*

OSBORNE HEATH

An extended and refurbished family home with four bedrooms, two bathrooms and driveway parking.

The current owners of this family home have extended to the front, rear and into the loft, and the house refurbishment includes re-wiring, re-plumbing, redecoration, new windows and CCTV.

The main room on the ground floor is the extended and refitted kitchen with integrated appliance, a breakfast bar, living and dining areas, plus bi-folding doors out to the garden. There is also a formal living room and a downstairs WC.

The first floor has three bedrooms and a family bathroom. The loft floor has been converted and now has the primary bedroom with Juliet balcony, and a modern en suite shower room.

To the front of the house there is driveway parking for three vehicles plus side access to the rear garden. The garden previously had a garage as there is access from a lane to the rear, and a garage could be re-installed subject to planning. The old garage has been replaced with shed storage.

Walpole Road is in the popular village of Old Windsor, close to River Thames and local shops including The Royal Farms Windsor Farm Shop. Windsor is a short drive away and has a wide range of shops and restaurants as well as the Castle, Great Park, Racecourse and Legoland. Nearby train stations include Windsor & Eton Riverside where trains run to London Paddington (via Slough), and from Datchet to London Waterloo. The area is well served by a variety schools, such as Kings Court, Queens Anne Royal, Queens Court, St Johns Beaumont, St Peters and Trevelyan. Windsor is also convenient for the M4, M25, M40, M3 and Heathrow Airport.

EPC rating C. Council Tax band E.





APPROXIMATE FLOOR AREA
House - 140.46 sq m - 1512 sq ft
(Gross Internal Area)

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NOT TO SCALE
This plan is for illustration purposes only



Ground Floor



First Floor



Second Floor

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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