

🛏️ 2 🪑 3 🛁 2



Petworth Court, *Windsor*

OSBORNE HEATH

A two double bedroom house in a cul-de-sac, with a studio, south facing garden and allocated parking.

Downstairs there is a living room with dining space and conservatory, both with underfloor heating, kitchen and a downstairs WC.

Upstairs there are two double bedrooms and a modern bathroom. The current owners have obtained planning permission for a double-storey rear extension adding a third bedroom and a study.

Outside there is allocated parking, a storage cupboard and a south facing rear garden plus a studio, with shower room, that has been used as a playroom, home office and gym

Petworth Court is situated off Helston Lane, a cul-de-sac next to Windsor Lawn Tennis Club. 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. Windsor is also convenient for the M4, M25 and Heathrow Airport.

EPC rating E. Council Tax band D. Management charge is £936 pa + £300 surcharge in 2024 & 2025.





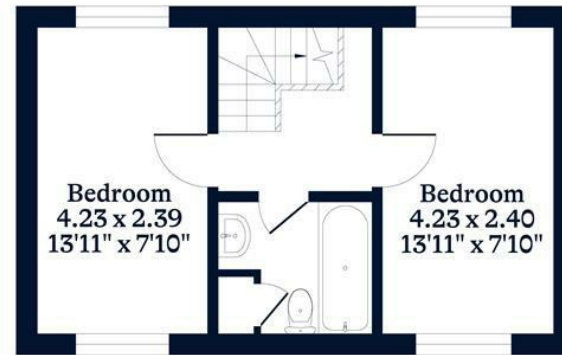
APPROXIMATE FLOOR AREA
House - 74.08 sq m - 797 sq ft
Outbuilding - 16.00 sq m - 172 sq ft
Total - 90.08 sq m - 969 sq ft
(Gross Internal Area)



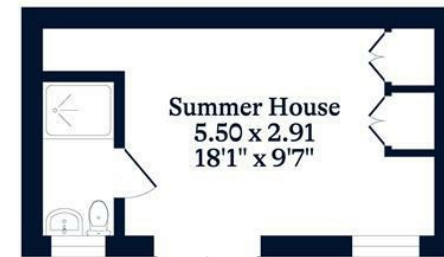
NOT TO SCALE
This plan is for illustration purposes only



Ground Floor



First Floor



Outbuilding

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.

OSBORNEHEATH.CO.UK