

 5  4  3



Illingworth, *Windsor*

OSBORNE HEATH

A five bedroom, two bathroom family home on a double-width plot, including a gated driveway, double garage, studio and no onward chain.

Downstairs there is a triple aspect living room and a modern kitchen with roof lantern, bi-folding doors out to the garden and a dining area. There is also a study, utility room and a downstairs WC.

Upstairs there are five bedrooms, an en suite to the primary bedroom, and a family bathroom. The house was originally four bedrooms and there is potential to convert back to four bedrooms and add a third bathroom.

Outside there is a double-width plot, originally allocated for two detached houses. To the front of the house has a safe and secure gated driveway with parking for several vehicles plus a double garage, and to the rear is the double-width garden. The side of the house has a studio with shower room and sectioned garden, ideal as a home office, teenage hangout, self-contained annexe or to generate extra income through holiday lets.

Illingworth is a crescent of detached houses off St Leonards Hill. 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 C. Council Tax band G.





APPROXIMATE FLOOR AREA

House - 165.10 sq m - 1777 sq ft
Garage - 28.58 sq m - 308 sq ft
Outbuilding - 07.82 sq m - 84 sq ft
Total - 201.50 sq m - 2169 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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