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Washington Drive, *Windsor*

OSBORNE HEATH



# A four bedroom detached family home in a cul-de-sac, with a driveway, garage and no onward chain.

The ground floor has a living room, kitchen with dining area, downstairs WC, and a full-width conservatory with efficient and self-cleaning Pilkington Activ Blue glass plus underfloor heating.

Upstairs there are four bedrooms, a modern shower room, airing cupboard and access to the loft.

Outside there is driveway parking, a garage and a rear garden.

Washington Drive is a small residential cul-de-sac with a public footpath through to St Leonards Hill. There is a range of shopping facilities close by, with additional facilities in Windsor town centre. 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. Local schools include Braywood, The Kings House, Oakfield, The Queen Anne, St Edwards, Trevelyan, Trinity St Stephen, Upton House, Eton, Windsor Boys and Windsor Girls. Windsor is also convenient for the M4, M25 and Heathrow Airport.

EPC rating C. Council Tax band F.









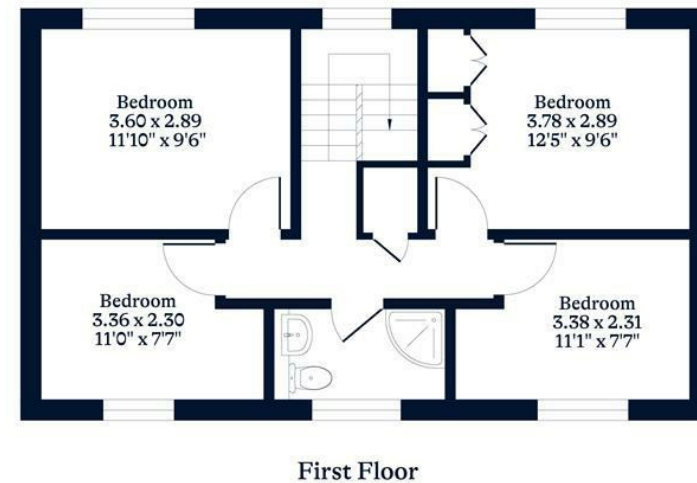
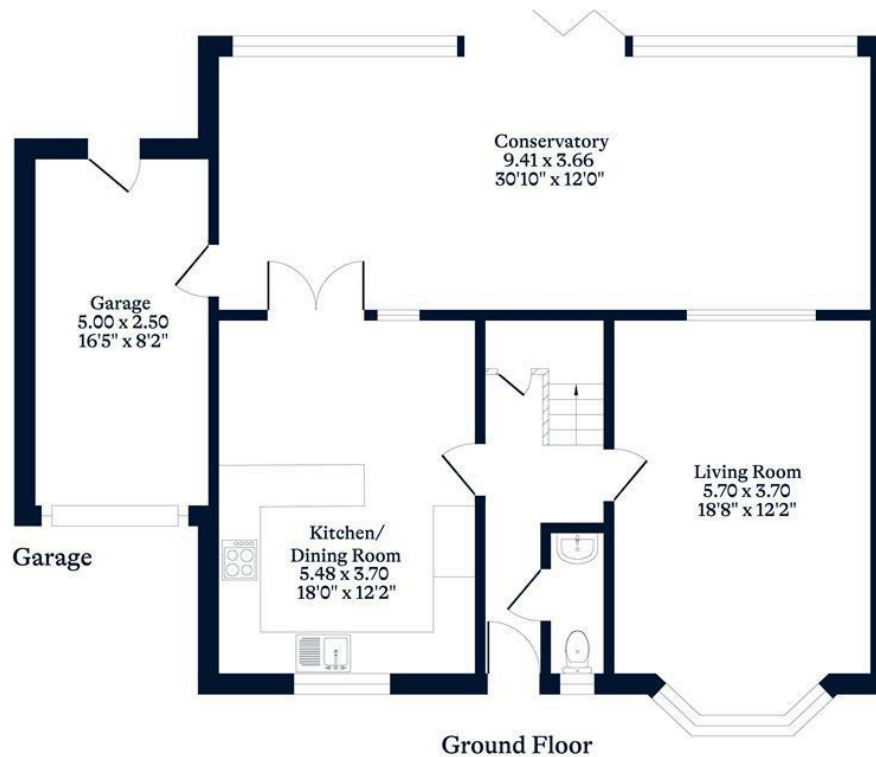
#### APPROXIMATE FLOOR AREA

House - 135.03 sq m - 1453 sq ft  
Garage - 12.50 sq m - 135 sq ft  
Total - 147.53 sq m - 1588 sq ft  
(Gross Internal Area)

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#### 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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