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Benning Close, *Windsor*

OSBORNE HEATH

A four/five bedroom, two bathroom detached family home on a unique corner plot in a cul-de-sac, with a driveway, double garage, south facing garden and planning permission for a first floor extension.

This detached property has been owned by the same family since it was built in 1972. In this time the owners have extended to ground floor, changed the roof, updated the kitchen, installed CCTV and obtained planning permission for a first floor extension.

The ground floor has a double reception room with wood-burner and patio doors out to the garden, dining room, study, utility room and a shower room. The study has previously been used as a fifth bedroom creating flexible living accommodation with a downstairs bedroom and shower room.

Upstairs there are four well proportioned bedrooms with built-in wardrobes, an airing cupboard and a modern bathroom. The principal bedroom has a Juliet balcony and elevated views across Thames Valley.

Outside, the plot is larger than average as the owners purchased an extra plot from the developer when the estate was built. To the front of the house there is driveway parking for three vehicles, a large lawn and an electronically operated door into the double garage. The south facing garden wraps around the rear and side of the house with areas of patio, lawn and artificial grass.

Benning Close is a little known cul-de-sac of just four detached houses. 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 G.





APPROXIMATE FLOOR AREA

House - 167.10 sq m - 1799 sq ft
Garage - 32.08 sq m - 345 sq ft
Total - 199.18 sq m - 2144 sq ft
(Gross Internal Area)

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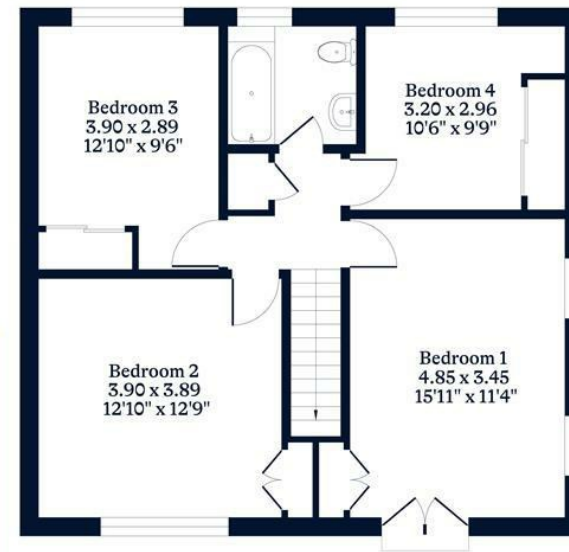
NOT TO SCALE

This plan is for illustration purposes only



Ground Floor

Garage



First 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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