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Woodland Avenue, *Windsor*

OSBORNE HEATH

An extended four bedroom, three bathroom family home in a highly desirable cul-de-sac with a large garden, driveway and garage.

Downstairs, the main room is the full-width kitchen with bi-folding doors leading out to the garden, a central island, feature roof lantern, living and dining areas, plus underfloor heating. The ground floor also has a formal living room with fireplace, family room, study, utility room and a shower room with underfloor heating. The shower room and study can be combined for a downstairs bedroom and facilities.

Upstairs there are four bedrooms, an en suite shower room to the primary bedroom, and a family bathroom. An architect has previously drawn plans for a loft extension.

To the front of the house is driveway parking and a garage for storage. The large rear garden has a patio for entertaining, expansive lawn and a summerhouse.

Woodland Avenue is a small cul-de-sac situated on the outskirts of Windsor. 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, giving easy access 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, and Windsor Boys and Windsor Girls. Windsor is also convenient for the M4, M25 and Heathrow Airport.

EPC rating D. Council Tax band E.





APPROXIMATE FLOOR AREA

House - 190.40 sq m - 2049 sq ft
Garage - 14.00 sq m - 151 sq ft
Total - 204.40 sq m - 2200 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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