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Brudenell, *Windsor*

OSBORNE HEATH

A four bedroom, two bathroom detached family home with a driveway garage and no onward chain, in a small cul-de-sac on the St Leonards Hill estate.

Downstairs there is a bright and extended kitchen with AGA, butler sink, large pantry and utility area, dining space, vaulted ceiling, numerous sky lights and doors out to the garden. There is also a formal living room, home office, family room, second study, downstairs WC and internal access to the garage.

Upstairs there are four bedrooms, an en suite shower room to the principal bedroom and a family bathroom.

To the front of the house there is driveway parking, access to the garage, and a side gate leading to the rear garden which has patio and lawn areas.

Brudenell is a small cul-de-sac off Illingworth, which is 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 D. Council Tax band G.





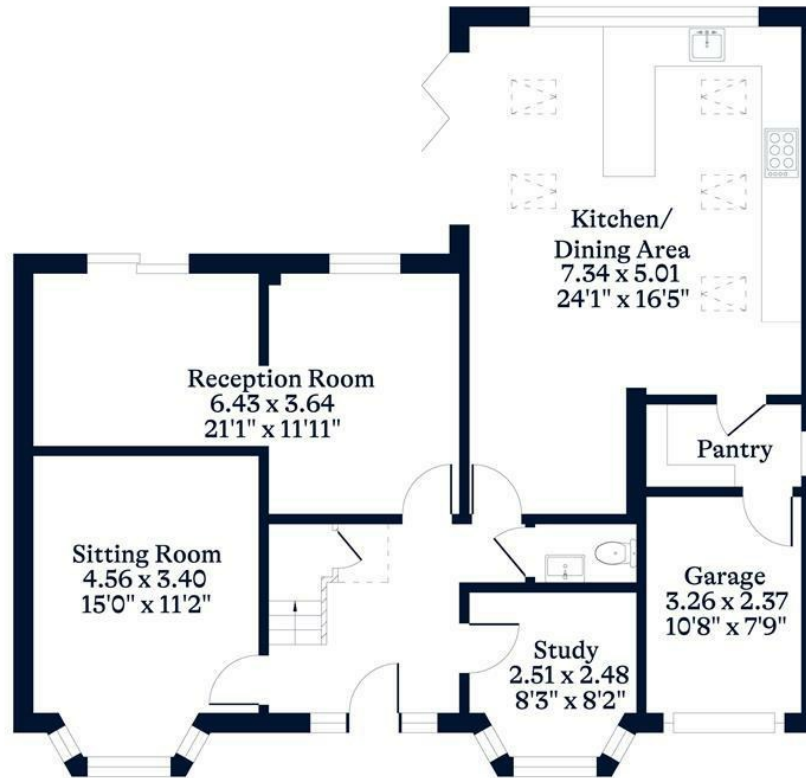
APPROXIMATE FLOOR AREA

House - 151.02 sq m - 1626 sq ft
Garage - 7.68 sq m - 82 sq ft
Total - 158.70 sq m - 1708 sq ft
(Gross Internal Area)

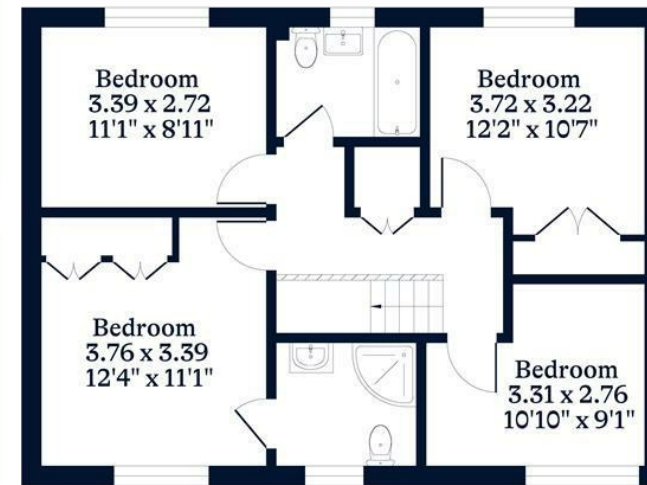
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NOT TO SCALE

This plan is for illustration purposes only



Ground Floor



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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