

 4  2  2



Bolton Road, *Windsor*

OSBORNE HEATH

A four bedroom, two bathroom character home with a driveway, south facing garden and the option of no onward chain.

Downstairs there is a living room with gas fire, leading through to a dining area, and a kitchen with dining space leading out to the garden.

The first floor has three bedrooms, one of which is currently used as a study, and a bathroom with feature freestanding bath and a separate shower. The loft has been converted into a double bedroom with en suite bathroom, Juliet balcony and eaves storage.

To the front of the house is driveway parking and to the rear is a sunny south facing garden including a patio, lawn and a summerhouse with power.

Bolton Road is within walking distance on Windsor town centre which 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, 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 E.



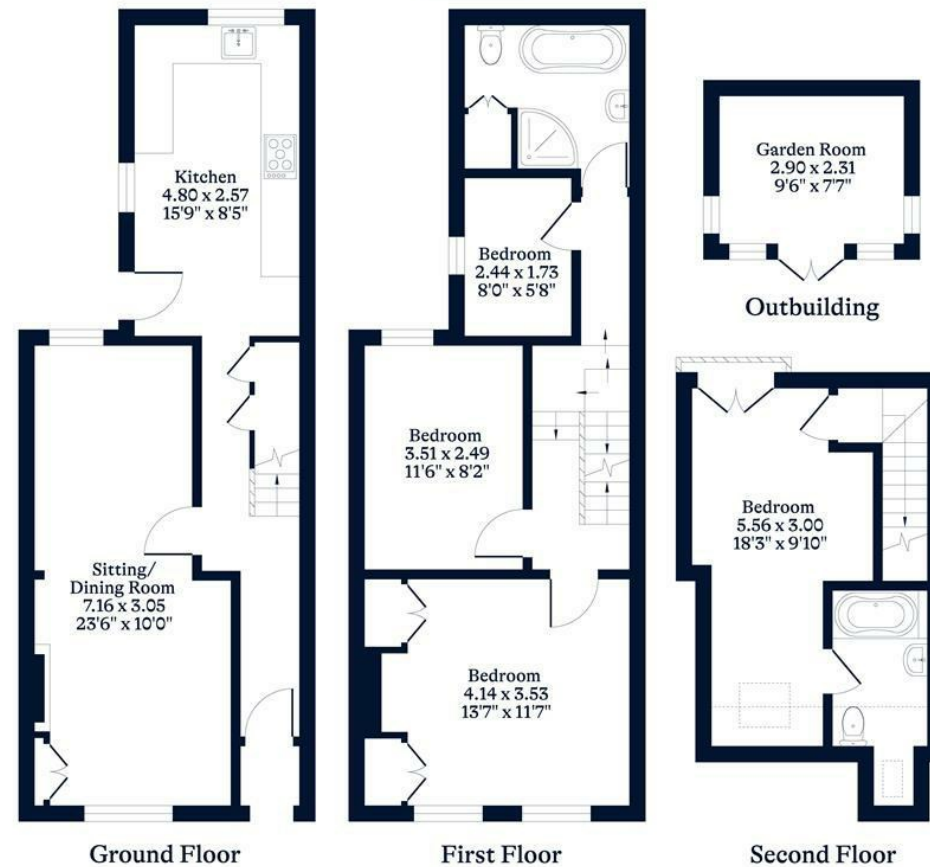


APPROXIMATE FLOOR AREA

House - 104.60 sq m - 1126 sq ft
Outbuilding - 6.70 sq m - 72 sq ft
Total - 111.30 sq m - 1198 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.

OSBORNEHEATH.CO.UK