

**£650,000**

**St. Lukes Road**

Windsor, SL4 2QJ



## PROPERTY SUMMARY

\*New Build Home\*Open Day Saturday 14th December at 12pm.

Nestled in the charming area of Old Windsor, this newly built detached house offers a perfect blend of modern living and comfort. Spanning 924 square feet, the property boasts three well-proportioned bedrooms with an en-suite to main bedroom, making it an ideal home for families or those seeking extra space.

Upon entering you'll find two inviting reception rooms, leading through to an open plan kitchen/diner benefitting from a contemporary design complemented by modern fittings and appliances, ensuring a stylish and functional living environment. perfect for entertaining guests.

The property features two bathrooms, with an additional ground floor w/c, providing convenience for busy households. To the outside you'll find ample parking spaces for up to four cars, and good size easy to manage rear garden.

Further benefits include; ground floor under floor heating, air heat source boiler, EV charging point, fitted bosh kitchen appliances and a 10 year new build Advantage warranty.

Old Windsor is known for its picturesque surroundings and community spirit, offering a delightful lifestyle for its residents, located a few minutes' stroll from the serene River Thames and approximately two miles from the historic Windsor Castle and bustling town centre. With its new build status, this home promises energy efficiency and low maintenance, allowing you to enjoy your living space without the worries of older properties.

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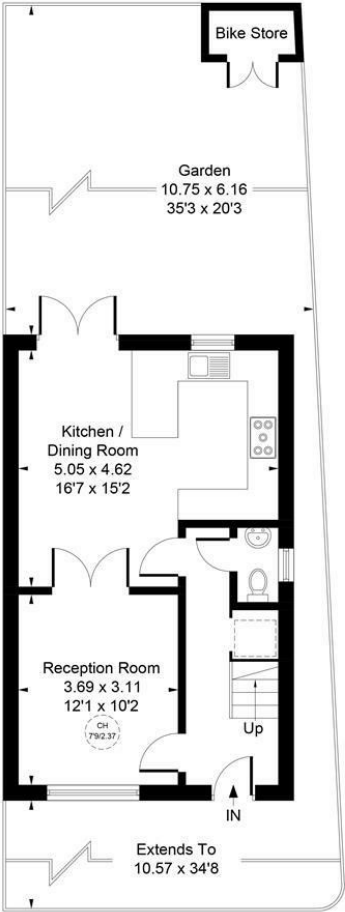






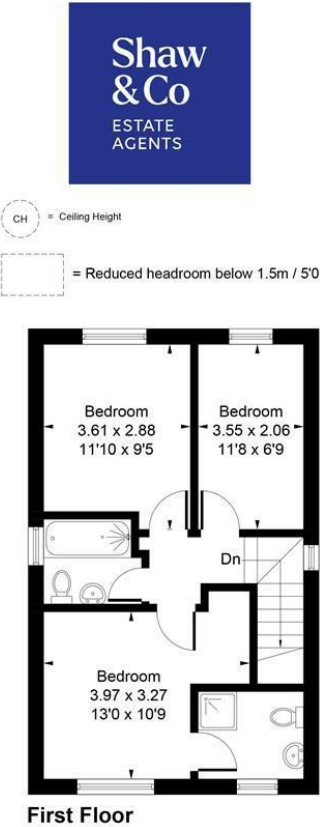


Approximate Gross Internal Area = 85.83 sq m / 924 sq ft  
(Excluding Bike Store)



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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First Floor



**LOCAL AUTHORITY**  
Royal Borough of Windsor and Maidenhead

**TENURE**  
Freehold

**COUNCIL TAX BAND**

**VIEWINGS**  
By prior appointment only  
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	83
EU Directive 2002/91/EC		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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