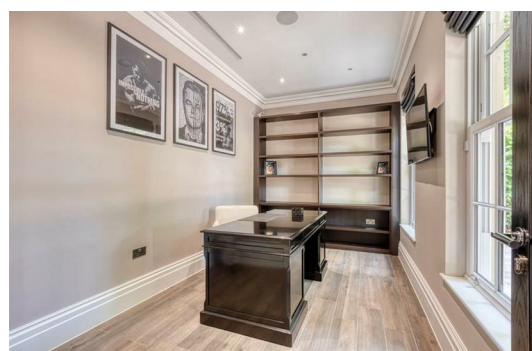




HARDINGS




Vansittart Road
Price Guide £1,500,000





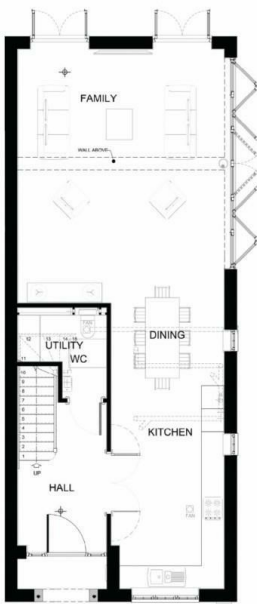
Forming part of a terrace of four properties, this is a luxurious four-bedroom mid terraced townhouse, with parking for 2 cars, built by luxury builders 'The BellView Group'. Located on a quiet residential road just a short walk to Windsor town centre, the property encompasses stylish and beautifully appointed accommodation throughout. On the ground floor, there is an open-plan kitchen/dining room blending seamlessly into a spacious reception area replete with high ceilings and bi-fold doors opening onto a private west-facing private garden. Further benefits include a separate utility room with a cloakroom. The principal bedroom, which is located on the first floor, enjoys a private terrace, ample storage and en-suite bathroom. There are a further three double bedrooms all offered with en-suite bathrooms. The property is ideally located for the mainline British Rail links to London (Waterloo & Paddington), M25 & M40, excellent schools and Heathrow Airport.

| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 91 | 91 |
| (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 | EU Directive 2002/91/EC  | |

Features

- Collection of 4 beautiful Newbuild Townhouses by Prestigious Developer, BellView Group
- 3 Further Double Bedrooms, 1x Ensuite Bathroom & Family Bathroom
- Large Open Plan Kitchen/ Dining Room with Bi-Fold Doors Leading onto South & West Facing Gardens
- Utility Room with WC
- Off Street Parking for Two Cars
- End of Terrace
- Town Centre Location
- Principle Bedroom with En-Suite Bathroom & Terrace
- New Development
- Available Spring 2024

157 Vansittart Road



Ground Floor



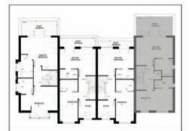
First Floor



Second Floor

FLOOR PLANS SHOWN AS INDICATIVE

| | | |
|------------------------------------|---------------------|-------------------|
| Family | 18'1" x 18'1" | 5.521 x 5.523 m |
| Kitchen / Dining | 9'11" x 28'4" | 3.033 x 8.654 m |
| W/C | 7'10" x 7'10" | 2.388 x 2.380 m |
| Hall | 7'10" x 12'3" | 2.388 x 3.739 m |
| Terrace | 18'1" x 9'3" | 5.521 x 2.824 m |
| Master Bedroom | 18'1" x 13'8" | 5.521 x 4.155 m |
| En-suite 1 | 9' x 5'8" | 2.747 x 1.730 m |
| Bedroom 2 | 9'10" x 18'1" | 2.999 x 5.521 m |
| En-suite 2 | 9' x 3'8" | 2.747 x 1.127 m |
| AC | 3'4" x 4'3" | 1.022 x 1.301 m |
| Bedroom 3 | 15'2" x 14'4" | 4.614 x 4.377 m |
| Bedroom 4 | 15'2" x 10'2" | 4.614 x 3.104 m |
| SH | 6'7" x 8'12" | 1.995 x 2.735 m |
| Total Area Excludes Terrace | 1875.1 sq ft | 174.2 sq m |



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