



HARDINGS




Vansittart Road  
Price Guide £1,500,000





Forming part of a terrace of four properties, this is a luxurious four-bedroom end of terrace townhouse, with parking for 2 cars, built by luxury developers '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 arranged over the first and second floors, one with en-suite bathroom and a family bathroom. The property is ideally located for the mainline British Rail links to London (Waterloo & Paddington), M25 & M40, excellent schools and Heathrow Airport.

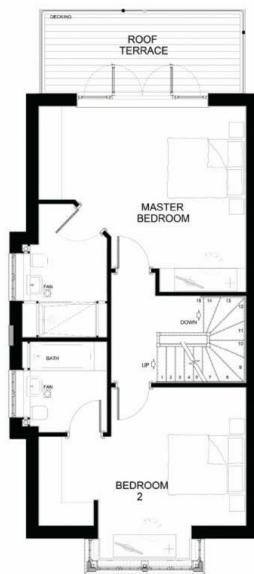
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		91	91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

## Features

- Collection of 4 beautiful Newbuild Townhouses by Prestigious Developer, BellView Group
- End Of Terrace
- Principal Bedroom with En-Suite Bedroom and Terrace
- Spacious Reception Room
- Large Open Plan Kitchen/ Dining Room with Bi-Fold Doors Leading onto South Facing Garden
- 3 Bedrooms, 1 x Ensuite Bathroom plus Family Bathroom
- Utility Room with WC
- Off Street Parking for Two Cars
- Available Early Spring 2024
- Town Centre Location



Ground Floor



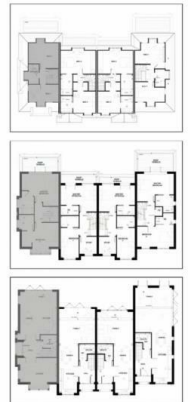
First Floor



Second Floor

FLOOR PLANS SHOWN AS INDICATIVE

Family / Kitchen / Dining	18'1" x 20'9"	5.521 x 6.332 m
W/C	8'5" x 6'6"	2.565 x 1.990 m
Hall	9' x 5'11"	2.759 x 1.808 m
Lounge	19'2" x 11'1"	5.846 x 3.609 m
Terrace	18'1" x 8'5"	5.521 x 2.569 m
Master Bedroom	18'1" x 15'1"	5.521 x 4.836 m
En-suite 1	7'5" x 11'5"	2.265 x 3.481 m
Bedroom 2	18'1" x 14'9"	5.521 x 4.509 m
En-suite 2	7'5" x 7'9"	2.265 x 2.375m
Bedroom 3	15'2" x 10'6"	4.614 x 3.193 m
Shower	6'9" x 10'1"	2.068 x 3.012 m
Bedroom 4	15'1" x 10'2"	4.594 x 3.103 m
<b>Total Area Excludes Terrace</b>	<b>1931 sq ft</b>	<b>179.4 sq m</b>





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