



HARDINGS




Vansittart Road
Price Guide £1,250,000





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
<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>			
England & Wales		EU Directive 2002/91/EC 	

Features

- Collection of 4 beautiful Newbuild Townhouses by Prestigious Developer, BellView Group
- 3 Further Double Bedrooms, 3 Ensuite Bathrooms
- Large Open Plan Kitchen/ Dining Room/Reception Room
- Utility Room with WC
- Off Street Parking for Two Cars
- Principal Bedroom with En-Suite Bedroom and Terrace
- Study
- Bi-Fold Doors onto Garden
- Town Centre Location
- Available Spring 2024

153 Vansittart Road



Ground Floor



First Floor



Second Floor

FLOOR PLANS SHOWN AS INDICATIVE

Family	17'9" x 15'6"	5.412 x 4.727 m
Kitchen / Dining	9'7" x 24'5"	2.921 x 7.434 m
W/C	7'10" x 7'10"	2.391 x 2.380 m
Hall	7'10" x 10'5"	2.391 x 3.166 m
Terrace	17'9" x 3'11"	5.411 x 1.2 m
Master Bedroom	17'9" x 12'11"	5.411 x 3.936 m
En-suite 1	8'11" x 4'8"	2.710 x 1.426 m
Bedroom 4	8'11" x 15'1"	2.710 x 4.587 m
Study	8'6" x 8'7"	2.602 x 2.620 m
En-suite 2	8'11" x 5'8"	2.710 x 1.726 m
Bedroom 2	17'9" x 11'9"	5.412 x 3.593 m
En-suite 3	5'11" x 10'7"	1.808 x 3.229 m
Bedroom 3	11'3" x 10'8"	3.427 x 3.240 m
En-suite 4	5'11" x 8'6"	1.808 x 2.588 m
Total Area Excludes Terrace	1822.3 sq ft	169.3 sq m



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