



# HARDINGS



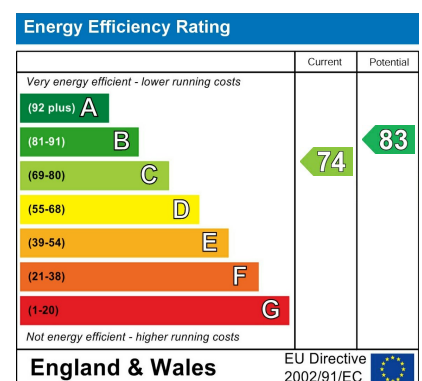
Orchard Gate, Orchard Avenue  
Guide Price £865,000





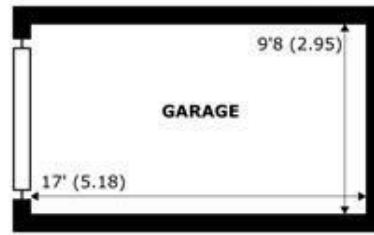
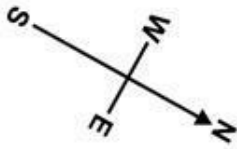


A beautifully presented 3/4 bedroom detached house providing light and spacious living accommodation, occupying a quiet position on a private road and just a short walk to local amenities. Offering flexible living accommodation, the property also benefits from parking for 3 cars, detached garage with storage above, contemporary kitchen/diner and garden.



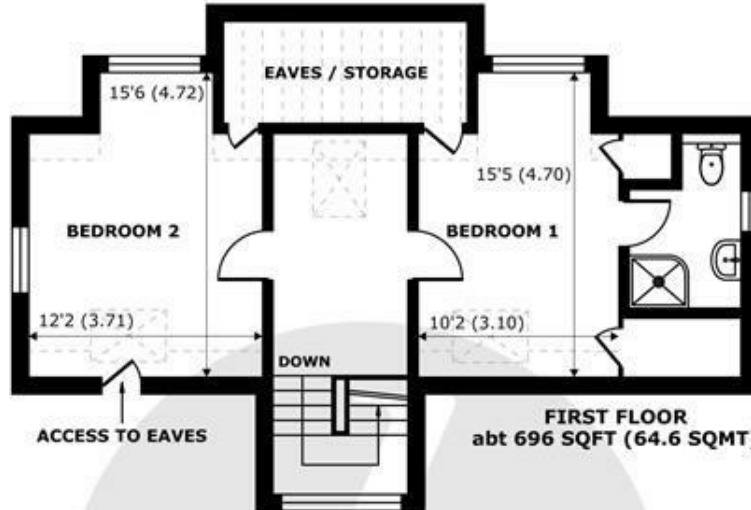
## Features

- 3/4 Bedroom Detached House
- Detached Garage
- Downstairs Bathroom
- Potential to Extend (STPP)
- Flexible Living Accomodation
- Driveway Parking for 3 Cars
- Eat in Kitchen
- Catchment for Excellent Schools
- 15 Minutes' Walk to Windsor Town Centre & British Rail Links to London
- Principal Bedroom with En-suite

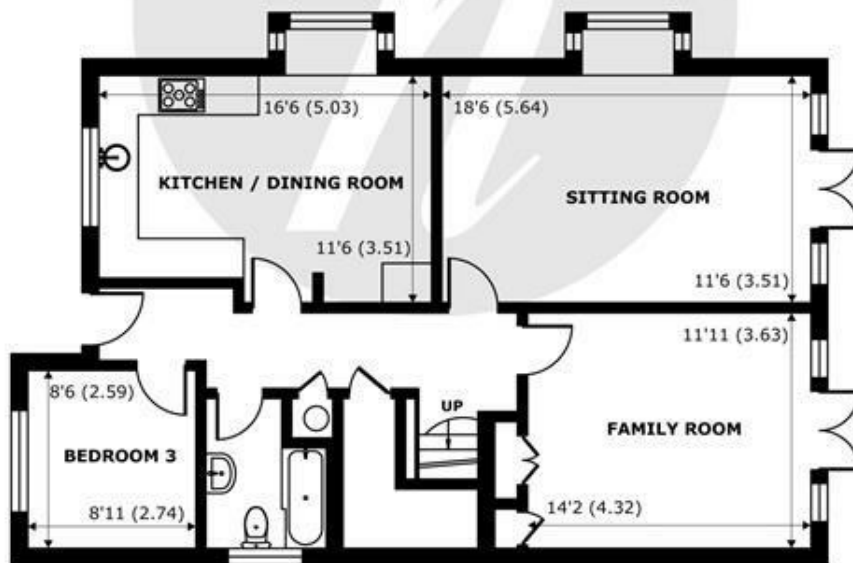


**GARAGE**  
abt 212 SQFT (19.6 SQMT)

Denotes restricted  
head height



**FIRST FLOOR**  
abt 696 SQFT (64.6 SQMT)



**GROUND FLOOR**  
abt 1031 SQFT (95.7 SQMT)

## Orchard Avenue, Windsor, SL4

Approximate Internal Area = 1381 sq ft / 128.2 sq m (Exclude Garage)

Approximate External Area = 1727 sq ft / 160.4 sq m (Exclude Garage)

Limited Use Area(s) = 127 sq ft / 11.7 sq m

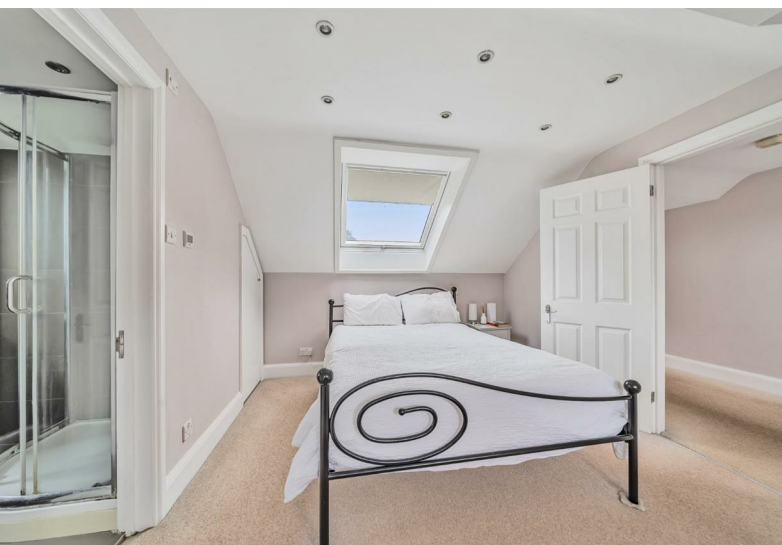
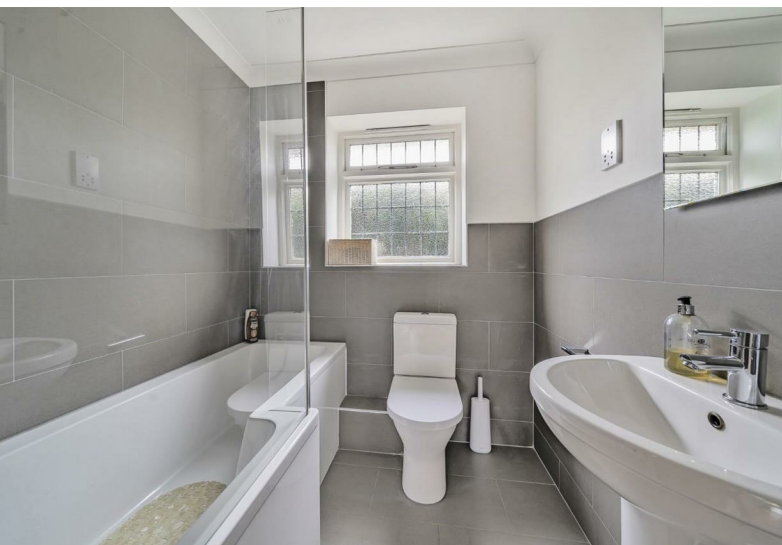
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hardings. REF: 1047446







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