



# HARDINGS




Kings Road  
Price Guide £1,100,000





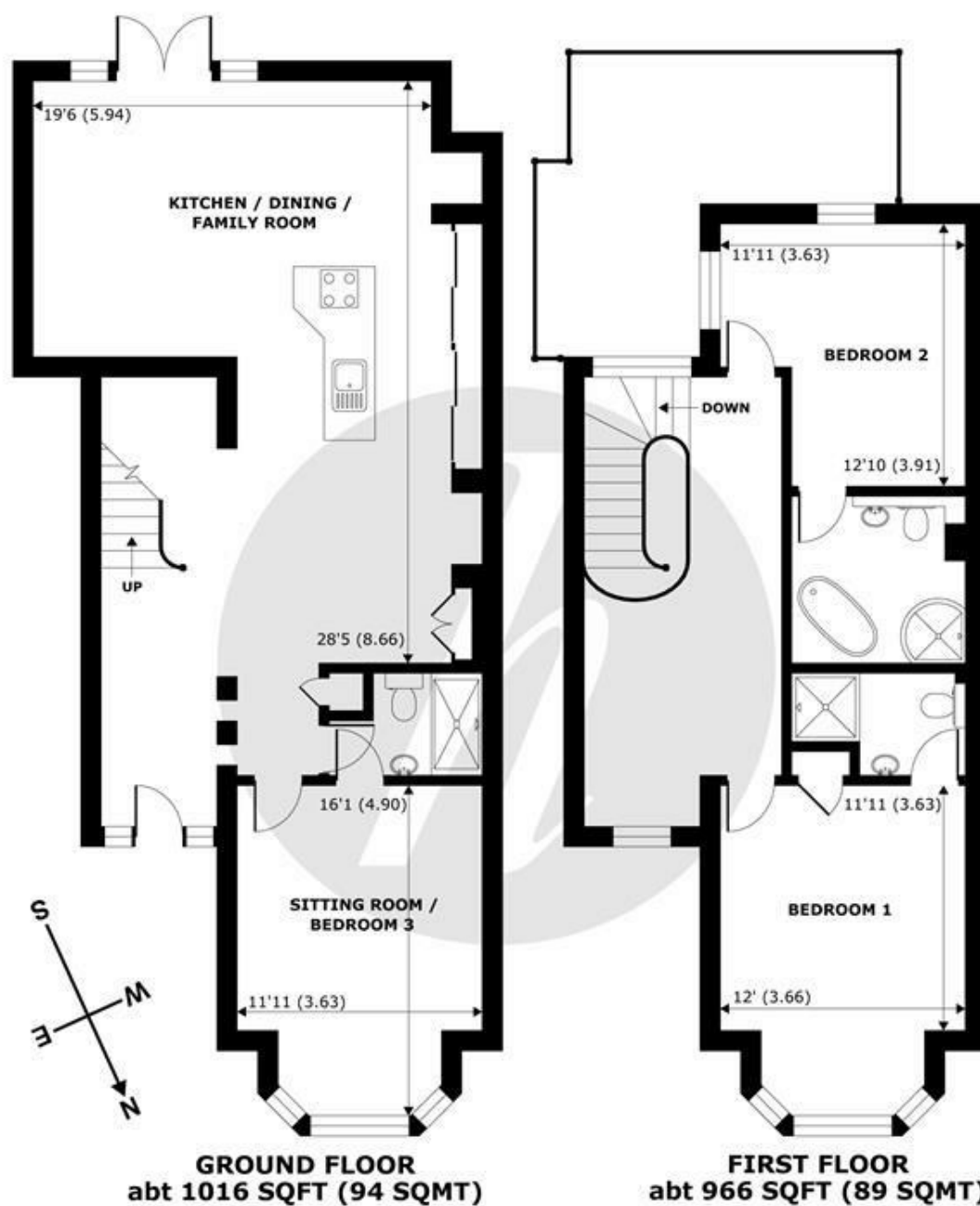
A beautiful and completely remodelled Victorian House with a stunning contemporary interior. Featuring a magnificent curving staircase, a sizeable open plan kitchen/dining/reception room with Oak Parquet flooring throughout. The property is set within Windsor's renowned 'Golden Triangle' and is adjacent to the Long Walk, leading to Windsor Castle and the Great Park. Kings Road is just a few minutes' walk from the town centre providing excellent shopping and restaurant facilities and main line railway connections to London.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>41</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

## Features

- Elegant Victorian Villa
- Adjacent to the Long Walk
- Oak Parquet Flooring
- South Facing Courtyard Garden With Rear Access
- EPC - E / Tax Band - F
- Galleried Landing with Open Plan Study
- Three En-Suite bedrooms
- Situated in the 'Golden Triangle'
- Off Street Parking for Two Cars
- Short Walk to Windsor Town Centre

NOT TO SCALE



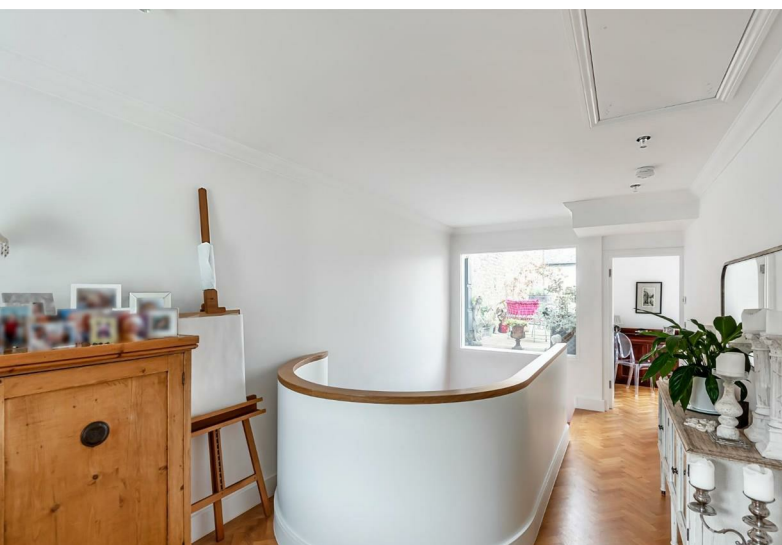
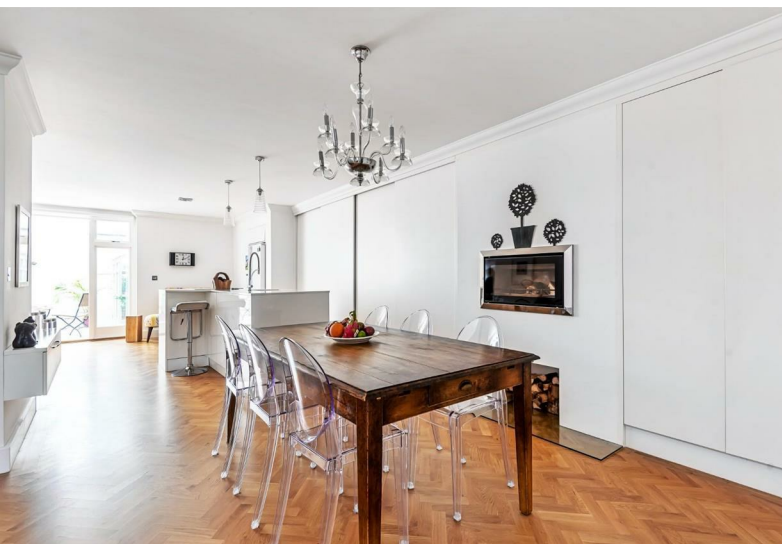
APPROX. GROSS EXTERNAL FLOOR AREA 1982 SQFT 184 SQM

**Kings Road, Windsor, SL4**

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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