



72 Eton Wick Road, Eton Wick,
Windsor, Berkshire, SL4 6JL

 **Griffith & Partners**
ESTATE AGENTS, VALUERS AND RESIDENTIAL LETTINGS



DESCRIPTION

With period features including high ceilings, fire places in every room and sash windows, this is a smart terrace cottage available with no onward chain. Two reception rooms, well appointed kitchen, two double bedrooms, large bathroom and an enclosed garden, viewing recommended.

ACCOMMODATION - GROUND FLOOR:

Wooden front door into:

HALLWAY:

Doors to both reception rooms, wood flooring, ceiling light point.

RECEPTION ONE: 3.6m (11'10") x 3.4m (11'2")

Fireplace with wood surround and a stone tiled hearth, alcove display shelves and cupboards below to either side, ceiling light point, radiator and window to the front.

RECEPTION TWO: 4.8m (15'9") x 3.3m (10'10")

Fireplace with a wood surround and stone tiled hearth, alcove display shelves and cupboard below to one side, stairs rising to the first floor, ceiling light point, radiator, window to the rear and door way to:

KITCHEN: 3m (9'10") x 2.6m (8'6")

Fitted with a range of matching wall and base units housing cupboards and drawers, roll edge work surfaces, inset stainless steel sink/drainage unit with mixer tap, built in electric oven with gas hob and extractor hood over, dishwasher, washing machine and fridge/freezer, wall mounted Worcester combi boiler, tiled floor, tiled splash backs, recessed ceiling down lights, window and door to the side.

FIRST FLOOR - LANDING:

Doors to both bedrooms and bathroom, sliding doors to storage cupboard, hatch to loft space, ceiling light point and radiator.



BEDROOM ONE: 4.8m (15'9") x 3.4m (11'2")

Double room with fireplace, ceiling light point, radiator and two windows to the front.

BEDROOM TWO: 3.3m (10'10") x 2.9m (9'6")

Double room with fireplace, ceiling light point, radiator and window to the rear

BATHROOM:

Fitted with a white suite comprising panel sided bath with glazed screen and shower over, vanity hand wash basin and close coupled WC, tiled floor, part tiled walls, ceiling light point, radiator and window to the side.

OUTSIDE:

To the front is a small area enclosed by a dwarf brick wall, small lawn space with flower beds and a mature tree, pathway with gate leading to the front door. To the rear is a crazy paved area outside the kitchen door, gravelled and paved seating areas, lawn with pathway to the side to a brick built out building, all enclosed by wood panel fencing . Access gates to the side.

SERVICES AND OUTGOINGS:

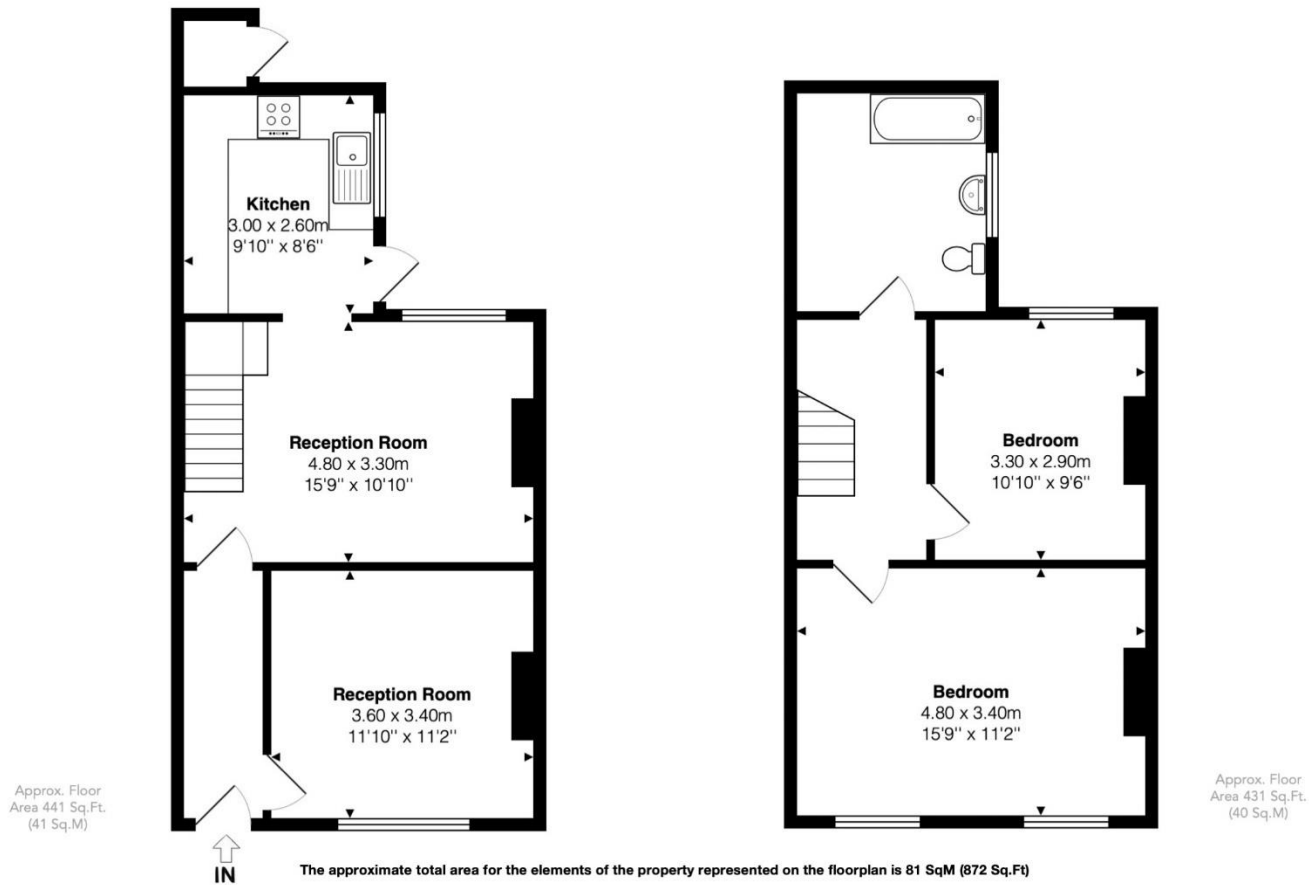
Mains water, drainage, gas and electricity. Gas central heating.

EPC RATING:

66 D

VIEWING ARRANGEMENT:

Strictly by appointment via Griffith & Partners, the sole agent. Tel 01491 612831/839939/822500.



Eton Wick Road, Eton Wick, Windsor, Berkshire, SL4 6JL



This floor plan is provided by Expert Survey Solutions Ltd for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

Disclaimer: It is not our policy to test services and domestic appliances and cannot verify as to their working order. The purchaser should seek expert advice from solicitors/surveyors. Neither these particulars nor oral representation form any part of any contract and their accuracy cannot be guaranteed.

G298

42 High Street, Watlington
Oxfordshire, OX49 5PY

Henley - 01491 522800
Benson - 01491 839939
Watlington - 01491 612831

Griffith & Partners
ESTATE AGENTS, VALUERS AND RESIDENTIAL LETTINGS

griffithandpartners.co.uk