



4 Duncannon Crescent, Windsor, Berkshire, SL4 4YP
Asking price £725,000

 **HORLER**

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Located in the enviable and elevated St Leonards Park development sits this beautifully presented three/four bedroom detached family home. The property benefits from open plan living accommodation, a recently added porch, three bedrooms currently with a walk in wardrobe/bedroom 4 and a recently added ensuite to bedroom one. Outside the property benefits from a well manicured rear garden and a raised alfresco dining area. To the front the property has off road parking and a garage with an integrated utility area. Offered to the market with no onward chain...



Entrance

Entrance into a recently built porch with frosted glazed windows to the side, a feature brick wall with lighting, tiled flooring leading to entrance hallway. Wood flooring with stairs rising to the first floor, radiator and doors leading to.:

Lounge/Dining Room

A triple aspect room with windows overlooking the front and the side of the property and patio doors leading to the rear raised decked area. Open plan living area extends into the kitchen. Wood flooring and feature floating fireplace.

Kitchen

A refitted open plan kitchen with a breakfast bar area with seating for three persons. Comprising an eye and base level high gloss kitchen with complimentary worktops. Inset stainless steel sink, gas hob and extractor above, space for a fridge freezer and dishwasher.

Window overlooking the rear gardens, recess spotlights, pendant lighting over the breakfast bar and low level plinth lighting.

Cloakroom/W.C.,

Frosted window overlooking the side, low level W.C., wall mounted wash hand basin with taps. Recess cloakroom area with hanging space and seating.

Bedroom One

Double aspect room, with window over the side and patio doors overlooking the front of the property creating a Juliet style balcony. Over stairs fitted wardrobe, doors leading to:

Ensuite shower room.

A fully tiled shower room with a window overlooking the side of the property, a three piece suite comprising a floating wall mounted w.c. Cupboard mounted sink with chrome mixer tap, mirrored cupboard above. Tiled flooring and a shower cubicle, with a glass shower screen and shower tray and shower.

Walk in wardrobe/bedroom 4.

Originally a fourth bedroom and now currently being used as a walk in wardrobe. The room has a rear aspect and has the potential for a Jack and Jill ensuite bedroom four if one was to reinstate the original door.

Bedroom Two

Double glazed window overlooking the front of property, overstairs cupboard with double doors

Bedroom Three

Double glazed window overlooking the rear.

Family Bathroom

Fully tiled white bathroom suite comprising a panel enclosed bath, wall mounted shower, low level W.C., wall mounted wash hand basin with units below, heated towel rail, window overlooking the rear of the property.

Garden

A raised decked area leading directly out from the rear of the living room. The property benefits from a secluded rear garden which otherwise is mainly laid to lawn with some well established trees and flower borders. Timber shed to the rear of the property and also side access available.

Front Gardens

Mainly laid to lawn with shrub borders, side access and block paved off road parking.

Garage.

The garage benefits from a roller garage door, side access through a glazed upvc door, a utility area with plumbing and space for a washing machine and tumble dryer. Power and lighting.

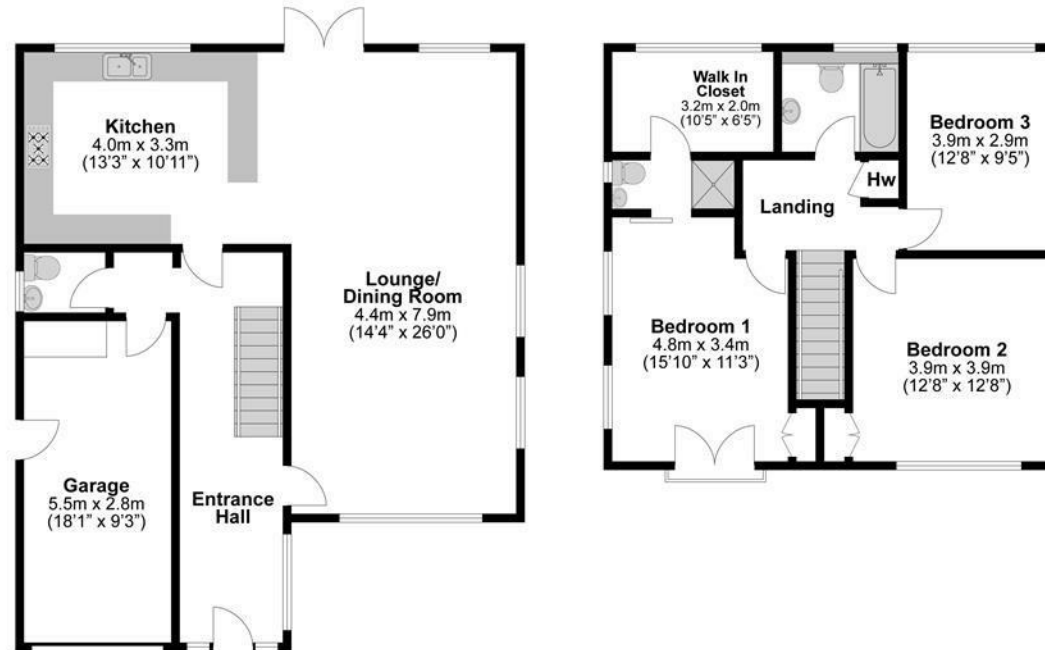




Total Approximate Floor Area

1324 Square feet

123 Square metres



**Illustrations are for identification purposes only,
measurements are approximate, not to scale.**