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HORLER
Incorp. Stephen Uren



17b Rydings, Windsor, Berkshire, SL4 4HF
Offers in excess of £375,000

A well presented two double bedroom semi detached property, being finished to a high standard throughout offering open plan living and downstairs cloakroom, upstairs has two double bedrooms and family bathroom and private rear gardens. This property is a great first time buyer or investment property.



Entrance

Through a UPVC and partly glazed front door into entrance hallway

Entrance Hallway

With wooden flooring leading into open plan living room, under stairs storage cupboard and stairs rising to the first floor.

Downstairs WC

With a frosted window facing the front of the property, radiator, wall mounted hand wash basin with mirror above and low level WC.

Open Plan: Kitchen/Living room

A fully integrated white high gloss kitchen with eye and base level units, inset sink and drainer with mixer taps, range of integrated appliances including electric hob, oven and extractor above, dishwasher, fridge freezer and washer dryer.

Laminated wood flooring with spot lighting, ample power points, double glazed window and UPVC door leading out to the private garden.

Master Bedroom

A rear aspect double bedroom with a double glazed window, radiator, and ample power points.

Second Bedroom

A rear aspect bedroom with a double glazed window, radiator, and ample power points.

Family Bathroom

A partly tiled bathroom with rear aspect frost double glazed window, a three piece white suite with panel enclosed bath, heated towel rail, wall mounted low level WC and vanity sink with mirror above.

Garden

A timber fence enclosed private garden with a paved patio area directly behind the property and mainly laid to lawn.

Legal Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) A			
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

