



11 St. Georges Close, Windsor, Berkshire, SL4 5PQ  
£475,000

 **HORLER**



## 11 St. Georges Close, Windsor, Berkshire, SL4 5PQ

Nestled in the sought-after St. Georges Close in Windsor, Horler's proudly presents a charming two-bedroom semi-detached house that is sure to captivate your heart. This immaculately presented property boasts a large South East facing garden, perfect for enjoying sunny days and al fresco dining.

Step inside to discover a cozy living room, a fitted kitchen/breakfast room ideal for whipping up delicious meals, a separate dining room for entertaining guests, and a recently refitted bathroom suite for your relaxation.

One of the highlights of this property is the exceptionally well-built office/studio at the rear, complete with power and lighting, offering you a versatile space to work from home or pursue your creative hobbies.

With the potential to extend both to the rear and into the loft space (subject to planning permission), this house offers endless possibilities to create your dream home.

Don't miss the chance to make this house your own - book a viewing today by calling 01753 621234. This property is a gem not to be missed!



### **Entrance**

Through partially glazed UPVC front door leading to.....

### **Living Room**

With front aspect UPVC double glazed window, double radiator, oak wood flooring, feature working fireplace, tv and power points, under stair storage and staircase rising to first floor.

### **Dining Room**

With rear aspect UPVC double glazed windows and door leading to back garden, oak wood flooring and powerpoints.

### **Kitchen/Breakfast Room**

With dual rear aspect UPVC double glazed windows and door leading to back garden, a range of eye and base level units with complementary work surface, built in double oven with gas hob and overhead extractor fan; space for freestanding fridge/freezer, washing machine/dryer; additional storage in breakfast room area, radiator and tiled flooring.

### **Washroom**

Low level wc and wash hand basin, skylight window, front aspect UPVC door opening to front of property,

### **Landing**

With front aspect UPVC double glazed window and doors leading to the 3 bedrooms and family bathroom.

### **Bedroom 1**

Front aspect UPVC double glazed window, double radiator, power points, built in wardrobe and wood flooring.

### **Bedroom 2**

With rear aspect UPVC double glazed window, radiator, power points and built in wardrobe.

### **Famiy Bathroom**

With rear aspect UPVC frosted double glazed window, Verona freestanding bath with shower attachment, low level wc, wash hand basin vanity unit, tiled shower cubicle, heated towel rail and wood flooring.

### **Studio/Office**

With front aspect UPVC highlight window and partially glazed frosted door, power and wood flooring.

### **Back Garden**

South east facing rear garden with wooden decking adjacent to the property; secluded and with surrounding timber fence; laid mostly to lawn with flowerbeds and mature shrubs and trees; grey plastic shed; wooden shed and studio/office.

### **Front garden**

With shingle and pathway leading to main and secondary front doors and mature trees and shrubs.

### **General Information**

Council Tax Band D

### **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\*\*.**



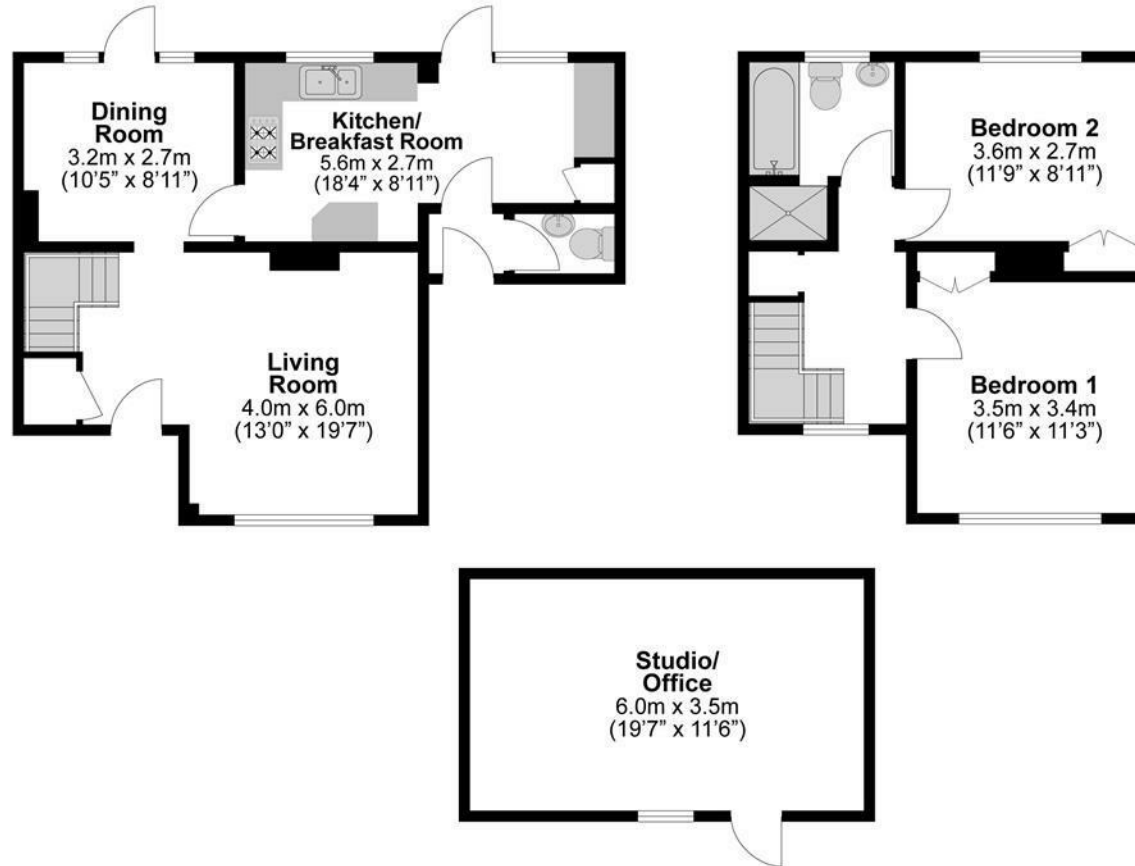








**Total Approximate Floor Area**  
1130 Square feet  
105 Square metres



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