



**36a Upcroft, Windsor, SL4 3NQ**  
**£375,000**

 **HORLER**

### 36a Upcroft, Windsor, SL4 3NQ

Horler and Associates are delighted to offer a beautifully presented two bedroom, ground floor maisonette in Upcroft. The property boasts two great sized double rooms, light and airy living room with a characterful bay window, well equipped kitchen and private rear garden.

The property is located within walking distance to a variety of well regarded schools, local amenities and transport links.

Viewings are highly recommended so please give us a call to book your appointment today!



**Entrance:**

Enter through a composite front door with eye level frosted window which leads into:

**Hallway:**

With access into Livingroom, kitchen, wall mounted radiator, low level power point and integrated storage unit.

**Livingroom:**

With a front aspect UPVC double glazed bay window, wall mounted radiator and low level TV and power points.

**Kitchen:**

With a rear aspect UPVC double glazed window and patio door with access to private rear garden, inset metal kitchen sink with complementary drainage board, hot and cold mixer tap, integrated oven and grill, electric hob with extractor fan above, wall mounted radiator, appliance space for washing machine, fridge freezer, a range of base and eye level storage units and mid level power points.

**Bedroom One:**

With a rear aspect UPVC double glazed window, wall mounted radiator, fitted floor to ceiling wardrobes with mirrored sliding doors and low level power points with USB ports.

**Bedroom Two:**

With a front aspect UPVC double glazed bay window, wall mounted radiator and low level power points.

**Bathroom:**

With a rear aspect UPVC double glazed frosted window, walk in shower cubical, low level wc, wall mounted wash hand basin with hot and cold mixer with vanity storage below, chrome wall mounted towel rail, mid level power point and eye level mirror

**Garden:**

A partially laid lawn, tiled and timber decked garden and timber fencing.

**Front of property:**

With a concrete driveway for off street parking

**General information:**

Share of Freehold

No service charge applicable

Council Tax Band: C

**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.\*\***





# Upcroft

Approximate Gross Internal Floor Area = 57.6 sq m / 620 sq ft

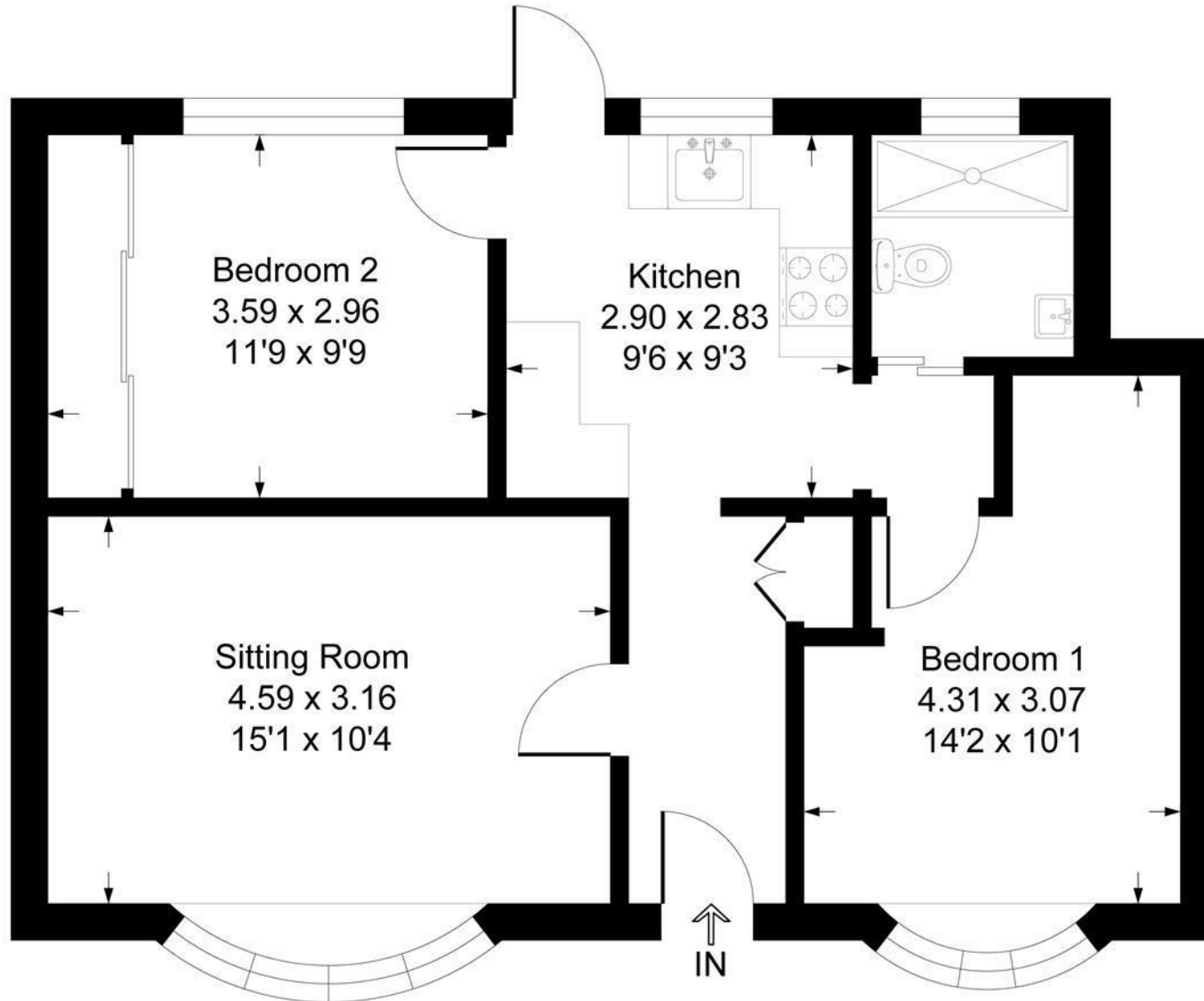


Illustration for identification purposes only, measurements are approximate, not to scale.