



79 Ruddlesway, Windsor, SL4 5SG
£650,000

 **HORLER**

79 Ruddlesway, Windsor, SL4 5SG

Welcome to this modern three-bedroom detached house located in the sought-after Laing estate area of Windsor.

Upon entering, you are greeted by three inviting reception rooms, perfect for entertaining guests or simply relaxing with your family. The ground floor has been thoughtfully extended to create a spacious kitchen breakfast room, a cosy lounge, and a separate dining room, providing ample space for all your needs. Additionally, the convenience of a downstairs shower room adds a modern touch to this attractive property.

As you make your way upstairs, you will find three well-appointed bedrooms, offering comfortable living spaces for the whole family. The family bathroom ensures that convenience is never compromised in this lovely home.

Stepping outside, the property boasts an attractive South- East facing garden, ideal for enjoying the morning sun with a cup of tea or hosting summer barbecues with friends and family. The off-road parking to the front of the property adds to the convenience of this wonderful home.

Furthermore, this property presents an exciting opportunity for those with a vision, as it has the potential to be further extended, subject to the necessary planning permissions.

Don't miss out on the chance to own this delightful property in a prime location. Contact us today to arrange a viewing and take the first step towards making this house your new home in Windsor.



Front of Property and Entrance

Brick paved driveway with off-road parking for 3 vehicles, access to garage adjacent to the property and to the partially glazed UPVC double glazed front door.

Hallway/Kitchen

Open plan hallway/kitchen with tiled flooring throughout, double radiator, kitchen island with integrated double oven, gas hob and overhead cooker hood/extractor fan, a range of eye and base level units with complementary work surface, front aspect leaded double glazed window with inglenook seating area, partially glazed UPVC stable door leading to the side of the property, mid level power points and spotlights.

Living Room

With rear aspect UPVC double glazed French doors and adjacent windows looking out on to the extensive rear garden and patio area and open doorway to...

Dining Room

With rear aspect double glazed window and side aspect French doors opening on to the patio and back garden, double radiator and fitted carpet.

Shower Room

With shower cubicle, low level wc and wash hand basin.

Garage

Attached to the side of the property with up and over door.

Landing

At the top of the stairs are doorways to the three bedrooms, family bathroom and access to a loft.

Bedroom 1

With rear aspect double glazed window, radiator, fitted carpet, power points and wash hand basin.

Bedroom 2

With front aspect leaded window, fitted wardrobes and storage, wall to wall carpet and power points.

Bedroom 3

Rear aspect double glazed window, fitted wardrobe/storage and power points.

Family Bathroom

With front aspect frosted leaded window, fitted bath with shower attachment, low level wc, wash hand basin vanity unit with storage, heated towel rail, tiled walls and floor and downlights.

Rear Garden

A secluded and private rear garden with wooden fence surround, large paved patio area adjacent to the property, laid mostly to lawn with flower bed to the rear with a number of shrubs, and side access from the front of the property.

General Information

Council Tax Band 'F'

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.

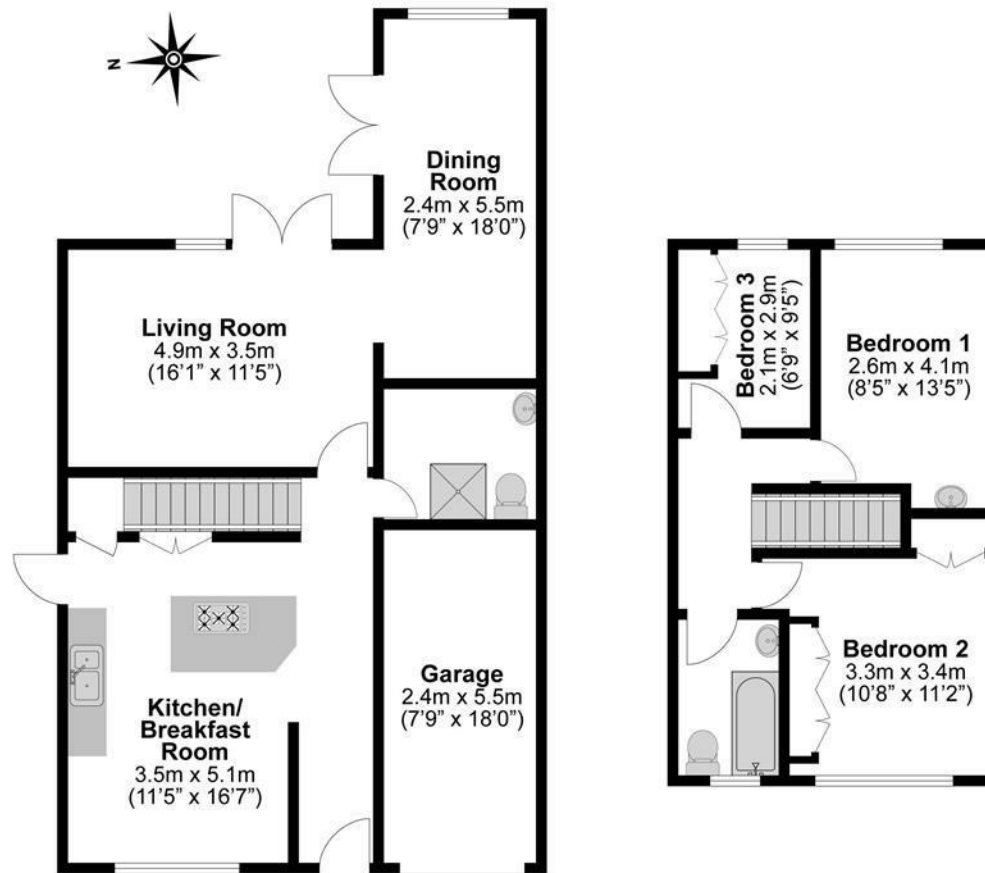




Total Approximate Floor Area

1356 Square feet

126 Square metres



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