



16 Basford Way, Windsor, SL4 4NF
£425,000

We have pleasure in bringing to the market this three bed family home located to the west of Windsor and conveniently located within walking distance of local schools, shops, amenities and transport links. The property comprises 3 bedrooms, a large open plan living/dining room, well equipped kitchen, downstairs washroom and family shower room. The tiered, paved garden encourages outside living in the summer months with the benefit of rear access to your own brick built garage.

Book a viewing today on 01753 621234



Entrance/Hallway

Up concrete pathway with shingle flower bed to right and through partially glazed front door into hallway with under-stair storage and entry to kitchen, living/dining room and washroom.

Kitchen

Front aspect UPVC double glazed window, a range of eye and base level units with complementary work surface and integrated appliances. laminate flooring and mid level power points.

Living/Dining Room

With rear aspect full length double glazed window as well as partially glazed door and adjacent window overlooking the rear garden; with fitted carpet, radiator, tv and power points and staircase to first floor.

Washroom

Front aspect frosted window with low level wc and wash hand basin.

Bedroom 1

Front aspect UPVC double glazed window, fitted wardrobes/storage, radiator and wall to wall carpet.

Bedroom 2

Rear aspect double glazed window, fitted wardrobe/storage, wall to wall carpet and radiator.

Bedroom 3

Rear aspect double glazed window, fitted carpet and radiator.

Family shower room

With front aspect frosted window, shower unit, low level wc and wash hand basin.

Back Garden

With wooden fence surround, two tiered paved patio areas with adjacent flowerbeds and brick built garage with rear access to property.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(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

