



23 Clifton Rise, Windsor, SL4 5SX
Offers in excess of £599,950

 **HORLER**

23 Clifton Rise, Windsor, SL4 5SX

Welcome to Clifton Rise, Windsor - a charming location that could be the setting for your new home! New to the market WITH NO CHAIN, this delightful family house is situated in a highly sought after road, in the catchment areas for excellent primary and secondary Windsor schools, close to local shops and amenities and convenient for local bus routes into town (and the new Heathrow Airport Bus Service). With a versatile and open plan living area, secluded garden, private driveway and garage

*****CALL TODAY TO BOOK YOUR VIEWING - 01753 621234*****



Front of Property

With a brick driveway and garage providing off-road parking for two cars.

Pathway to front door and an area currently laid to artificial lawn.

Entrance/Porch/Hallway

Through a partially glazed front door with double glazed panels either side into porch with further door to hall way with fitted carpet, radiator, staircase to first floor, under stair storage cupboard and entry to kitchen and reception/dining room.

Kitchen

Front aspect double glazed window with a range of eye and base level units and complementary work surface, gas oven, electric hob with overhead extractor fan, breakfast bar, plenty of storage units and space for a dishwasher and fridge freezer, and a side door leading to a covered passageway with garage and utility room access.

Utility Room

A very useful outdoor utility room, next to the kitchen, providing additional storage cupboards and currently plumbed in for a washing machine/tumble dryer and second fridge freezer.

Lounge/Dining Room

Rear aspect double glazed window and sufficient space for dining and living room furniture, radiator and fitted carpet with open plan access to....

Garden Room/Bedroom 4

A large and airy open plan family room with French doors leading to the back garden, large side aspect window, radiators, power and tv points.

Downstairs Bathroom/Ensuite

With side aspect window, low level wc, and wash hand basin. Currently offering a lift into the master bedroom above, this space could easily be converted to offer a shower.

Garage

With electric up and over door from driveway, single garage door with power and lighting.

Bedroom 1 + Dressing Room

With dual rear aspect double glazed windows in the bedroom area, bespoke fitted wardrobes, radiator, fitted carpet and doorway to dressing room with rear aspect window and further bespoke wardrobes.

Bedroom 2

Front aspect double glazed window, hand wash basin and built in wardrobe.

Bedroom 3/Office

Front aspect double glazed window with fitted storage space.

Family Shower Room

Dual side aspect frosted glazed windows, double walk in shower with glass doors, low level wc and bidet, wall hung wash basin, radiator and wood-effect flooring.

Loft

Accessed from the landing via a drop down ladder, the large loft space is boarded and has a light.

Airing Cupboard

Located at the top of the stairs on the main landing.

Back Garden

South facing rear garden with a patio area adjacent to the property, total privacy and seclusion and ideal for family barbecues and outdoor dining, with mature trees and shrubs all the way round the perimeter and a substantial area laid to low maintenance artificial lawn.

General Information

Council Tax Band 'E'

EPC Rating '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.





Clifton Rise SL4

Approximate Gross Internal Floor Area = 158.3 sq m / 1704 sq ft

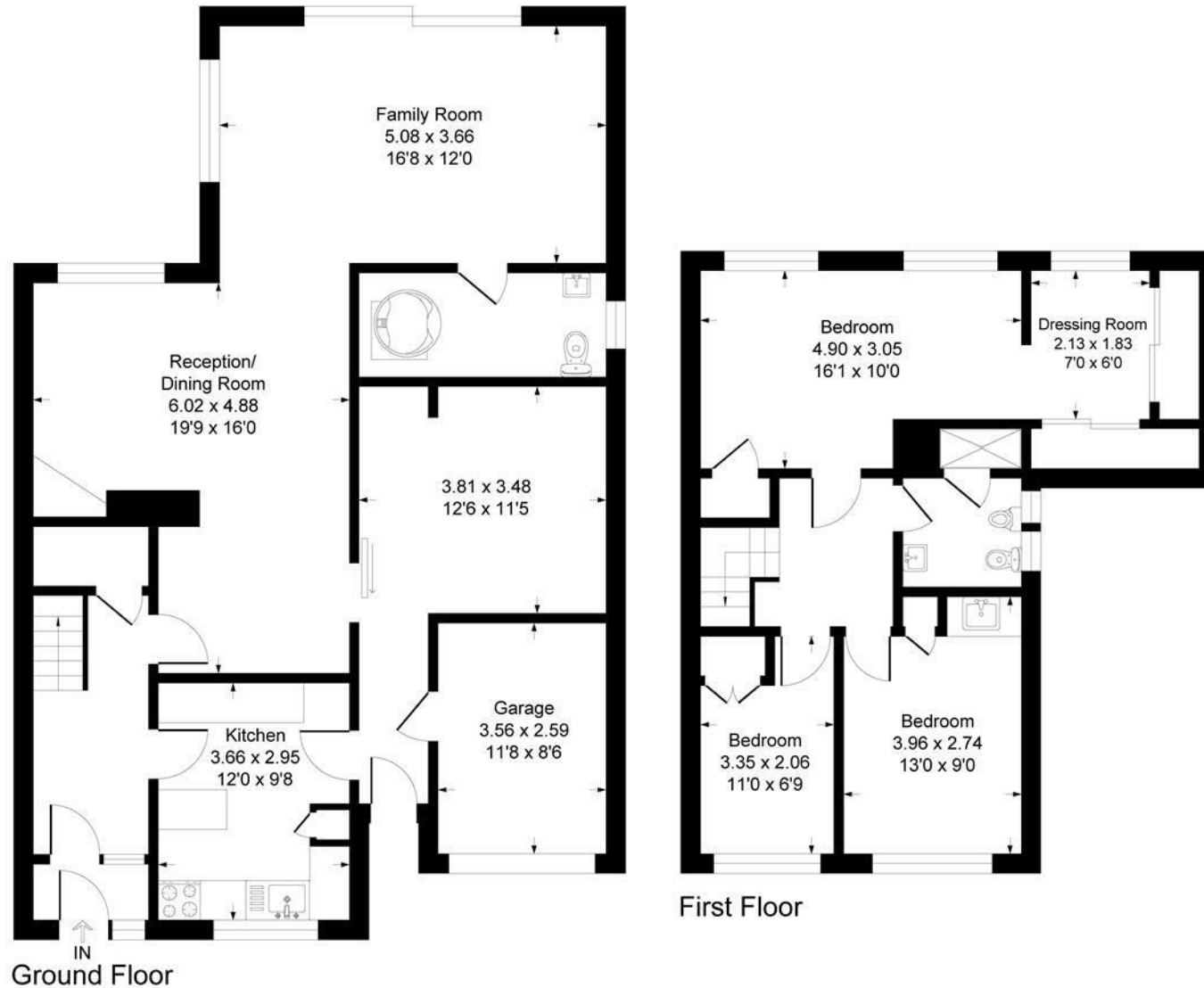


Illustration for identification purposes only, measurements are approximate, not to scale.
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