

The **Frost** Partnership

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31 Haywards Mead, Eton Wick, Berkshire, SL4 6JN

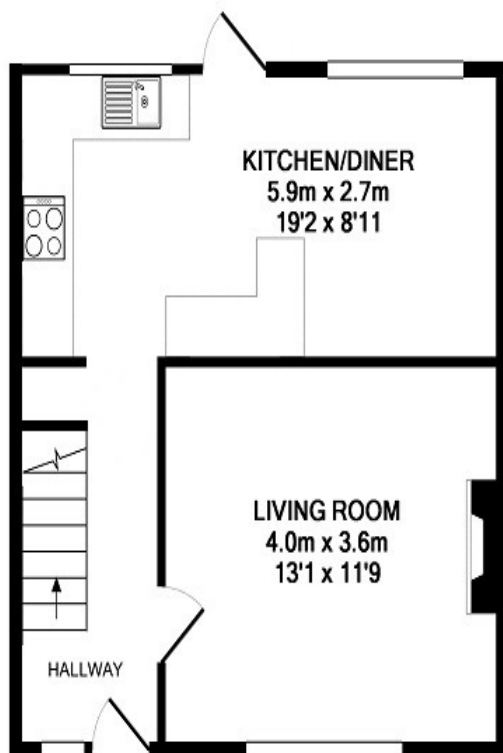
Asking Price £359,950 (Freehold)



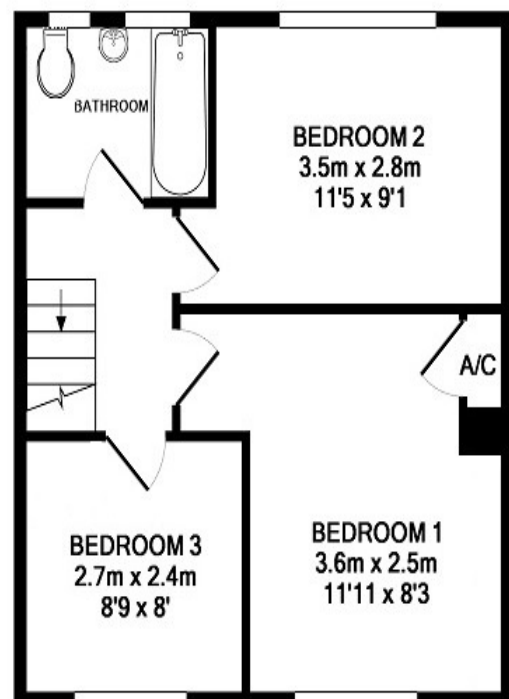
- 3 Bedrooms
- Pretty rear garden
- Close to local shops

- Refitted kitchen
- Double glazed
- EPC-D

Haywards Mead, Eton Wick



GROUND FLOOR
APPROX. FLOOR
AREA 35.9 SQ.M.
(387 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 35.9 SQ.M.
(387 SQ.FT.)

TOTAL APPROX. FLOOR AREA 71.8 SQ.M. (774 SQ.FT.)

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser

Entrance

There is a covered entrance to the upvc part ornate glazed front door with glazed side panel opening into the hallway. Stairs lead up to the first floor and there is a useful open under stairs storage area. Wall mounted radiator. Overhead light point.

Living Room

Double glazed window to the front. Fireplace. Wall and overhead light points. Wall mounted radiator with decorative cover. Wood effect laminate flooring.

Kitchen Dining Room

A range of floor and wall mounted units comprising drawers, cupboards and wine rack with black granite worktops over with matching upstands. Inset stainless steel sink unit, 4 ring ceramic hob with stainless hood over and integrated appliances including dishwasher, fridge, freezer and oven. Space and plumbing for washing machine. Wooden flooring.

Two double glazed windows to the rear garden plus part glazed door. Wall mounted radiator. Overhead light points.

Master Bedroom

Double glazed window to the front. Wall mounted radiator. Overhead light. Built in cupboard housing hot water cylinder with shelving over.

Bedroom 2

Double glazed window to the rear. Wall mounted radiator. Overhead light.

Bedroom 3

Double glazed window to the front. Wall mounted radiator. Overhead light.

Bathroom

Three piece suite comprising low level, dual flush, WC, panel bath with wall mounted shower and a pedestal wash hand basin. Mosaic tile effect vinyl floor. Recessed ceiling lights. Wall mounted radiator. Two double glazed windows to the rear with opaque glass.

Rear Garden

The rear garden is level with a large area of lawn bordered by mature shrubs and flowers with partial brick and panel fencing. There is a rear pedestrian access and it should be noted that there was previously garage to the rear.

Directions

Travelling from Eton along the Eton Wick Road the property is situated on the left hand side just after the turning into Haywards Mead.

VIEWING:

Via The Frost Partnership, 2 Clarence Road, Windsor

Telephone: 01753 833000 Email: windsor@frostweb.co.uk





Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.