

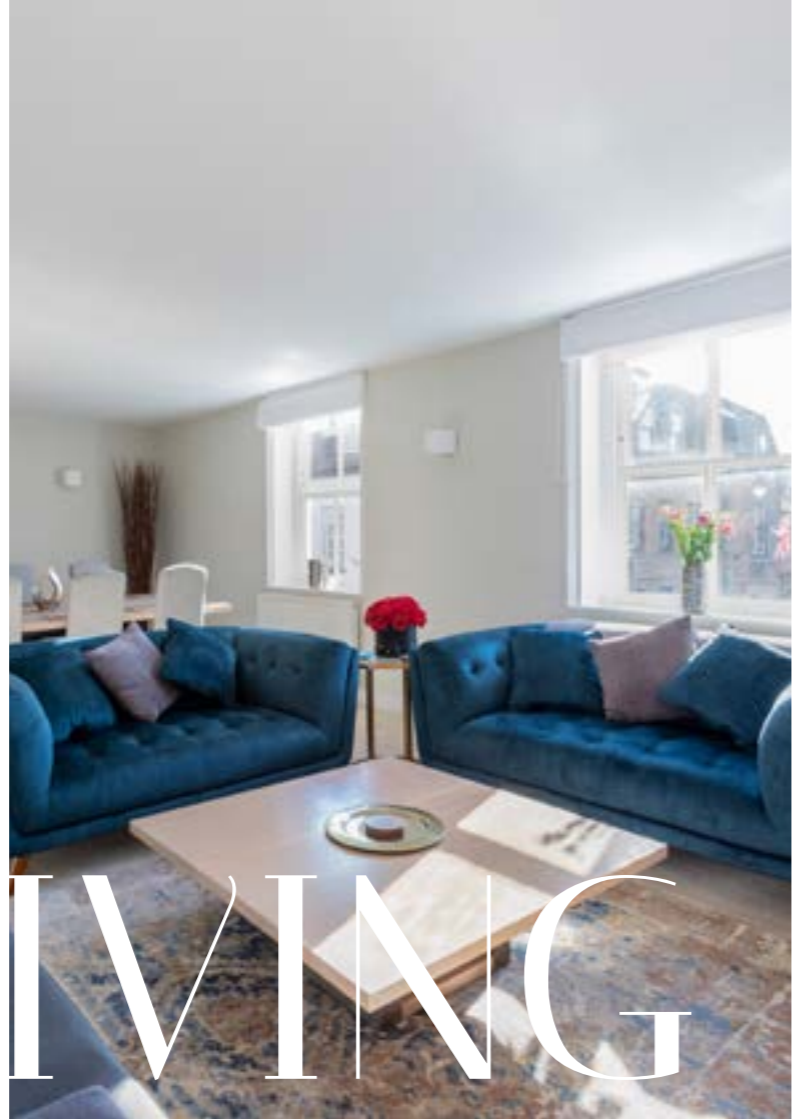
HIGH STREET

— ETON —

A Grade II Listed property benefitting from charming period features including sash windows and original period fireplaces, which have been beautifully combined with classic styling to create a highly desirable home in the heart

ETON





LIVING & KITCHEN



DESCRIPTION

Private main entrance door opening into the ground floor featuring a welcoming passage hallway with the original tiled patterned flooring, white painted feature walls with inset wood beams, great space to store bicycles, wellington boots and coats.

Stairs lead to the first floor.

The main living and dining room is a fabulous spacious room with large twin sash windows overlooking the pretty Jubilee Square.

The kitchen/breakfast room is also very spacious having a full range of wall and base units, the door fronts finished in a high white gloss with integrated appliances and polished granite work surfaces.

Stairs leading to the second floor.

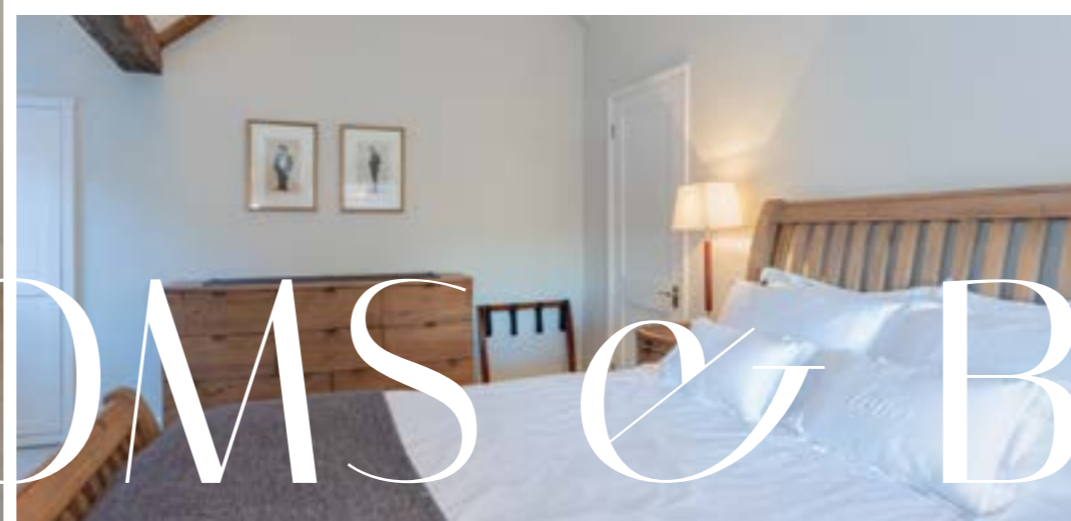
House bathroom comprising of walk in shower, bath, pedestal wash hand basin and close coupled wc.

Master bedroom with built in wardrobes and en suite bathroom, comprising of a walk in shower, centre bath, pedestal wash hand basin and close coupled wc.

Second bedroom has a vaulted ceiling with original exposed beams and a built in wardrobe.

Third Floor has a dormer style attic room, accessed by a fixed ladder ideal for gym, study or playroom.

The property benefits from two resident on street car parking permits, which can be obtained from the local council



BEDROOMS & BATH

LOCATION

Eton is surrounded by miles of beautiful countryside yet is still within easy commuting distance of Central London; Brocas Street itself enjoys an enviable position in central Eton running parallel to the River Thames and is admirably situated to take full advantage of all that Eton & Windsor has to offer. Just over the bridge, Windsor offers a fine choice of shops, bars and restaurants.

For the commuter, road travel is excellent with the M4 (J16) providing access to Heathrow Airport, Central London and the West Country with nearby links to the M25 and the M3. Rail communications are good with Windsor's two stations, Windsor & Eton Central and Windsor & Eton Riverside, offering services to London Paddington (via Slough) and London Waterloo respectively.

Educational opportunities are extensive and include St. George's Windsor Castle and Upton House in Windsor, St. George's, St. Mary's, Heathfield and Papplewick in Ascot, Lambrook in Winkfield Row, Wellington College in Crowthorne and Eton College. Royal Holloway University is in Egham as well as TISIS and ACS, both international schools.



POSTCODE: SL4 6BD



High Street, Eton

Approximate Gross Internal Area = 129.7 sq m / 2150 sq ft



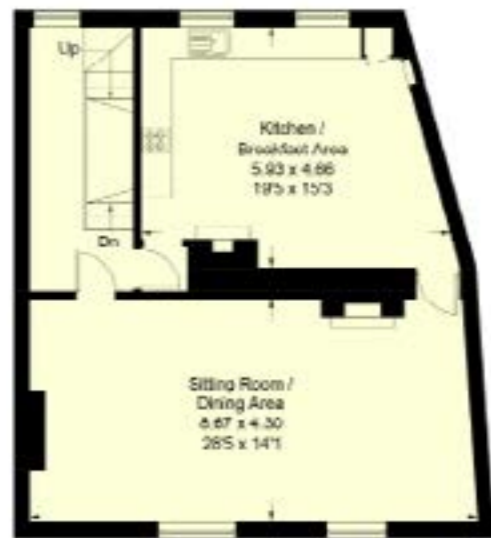
□ Revised floorplan below 1 Cm (1/8)



Third Floor



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only,
measurements are approximate, not to scale. (10701161)

INFORMATION

Tenure

Leasehold - Original 125 year lease dated from 2011

Annual Ground Rent - £100.00

Annual Building Insurance - £1,000.00 shared with the adjoining properties managed by Richer Sounds

No monthly or annual service charges



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