

 4  3  2



Newberry Crescent, *Windsor*

OSBORNE HEATH



# A four bedroom, two bathroom detached house at the end of a cul-de-sac with a driveway and garage.

Downstairs there is a living room with feature roof lantern, kitchen with central island and family room area leading out to the garden, study, utility room plus a downstairs bedroom and shower room offering flexible living accommodation.

Upstairs there are three bedrooms with built-in wardrobes and a family bathroom.

Outside there is driveway parking, a garage, and a west facing garden with shed outbuilding.

Newberry Crescent is a small cul-de-sac in the sought after Laing estate, to the west of Windsor. There is a range of shopping facilities close by including Tesco and Aldi, with additional facilities in Windsor town centre. Windsor has a wide range of shops and restaurants as well as the Castle, Great Park, Racecourse and Legoland. Nearby train stations include Windsor & Eton Central and Windsor & Eton Riverside where trains run to London Paddington (via Slough) and London Waterloo, and there is bus stop close by including the GoToGate bus service to Heathrow Terminal 5. The area is well served by a number of state, private and international schools and there are various parks close by including Sutherland Grange. Windsor is also convenient for the M4, M25 and Heathrow Airport.

EPC rating D. Council Tax band F.









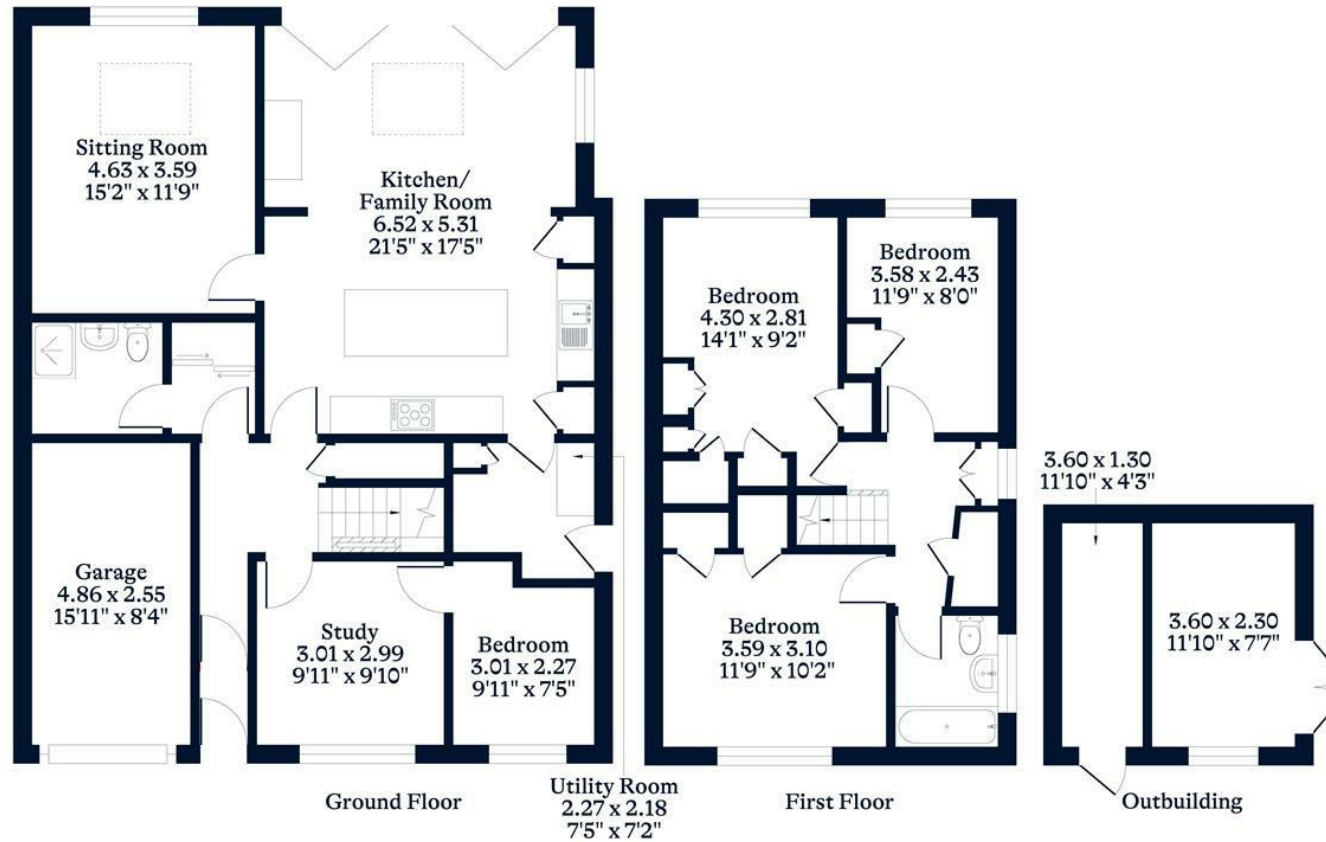
#### APPROXIMATE FLOOR AREA

House - 136.27 sq m - 1467 sq ft  
Garage - 12.39 sq m - 133 sq ft  
Outbuilding - 13.50 sq m - 145 sq ft  
Total - 162.16 sq m - 1745 sq ft  
(Gross Internal Area)

OH

#### NOT TO SCALE

This plan is for illustration purposes only



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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