



GUIDE PRICE
£210,000
Eton Wick
Windsor, SL4 6JF

PROPERTY SUMMARY

****No onward chain**** A very well presented, one bedroom first floor maisonette with far-reaching views over meadows and located in this popular village on the outskirts of Windsor & Eton. The property has been subject to refurbishment by the present owner and now provides modern living with a quiet rural feel.

The accomodation offers a refitted modern kitchen, contemporary shower room, spacious living/ dining room, double bedroom with built-in wardrobe, allocated parking space behind and visitor parking.

Within walking distance of the property is Dorney Common, the River Thames and Eton and Windsor town centres. The local train stations are Windsor and Eton Riverside (London Waterloo) and Maidenhead/ Slough (Paddington/ Elizabeth Line). Maidenhead and Slough are just a short drive away and the property offers easy access to the M4 and M25.

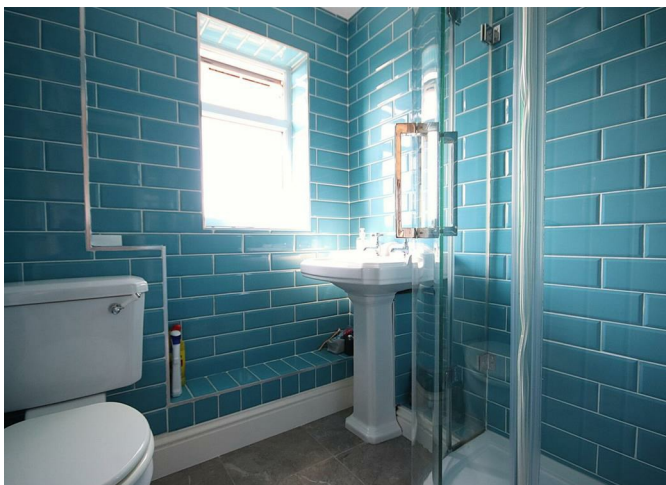
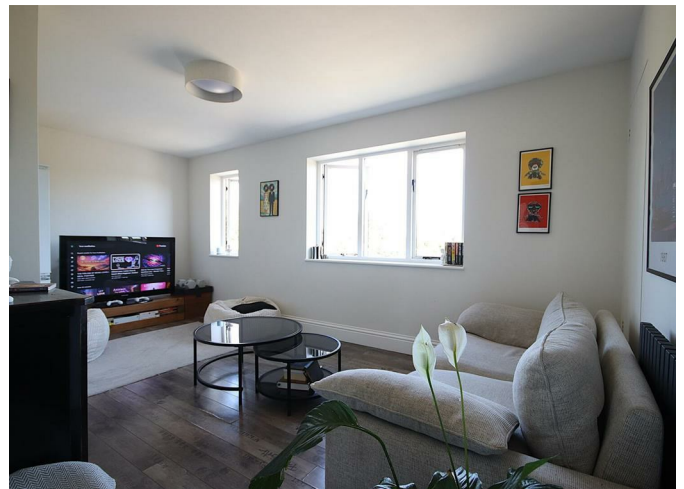
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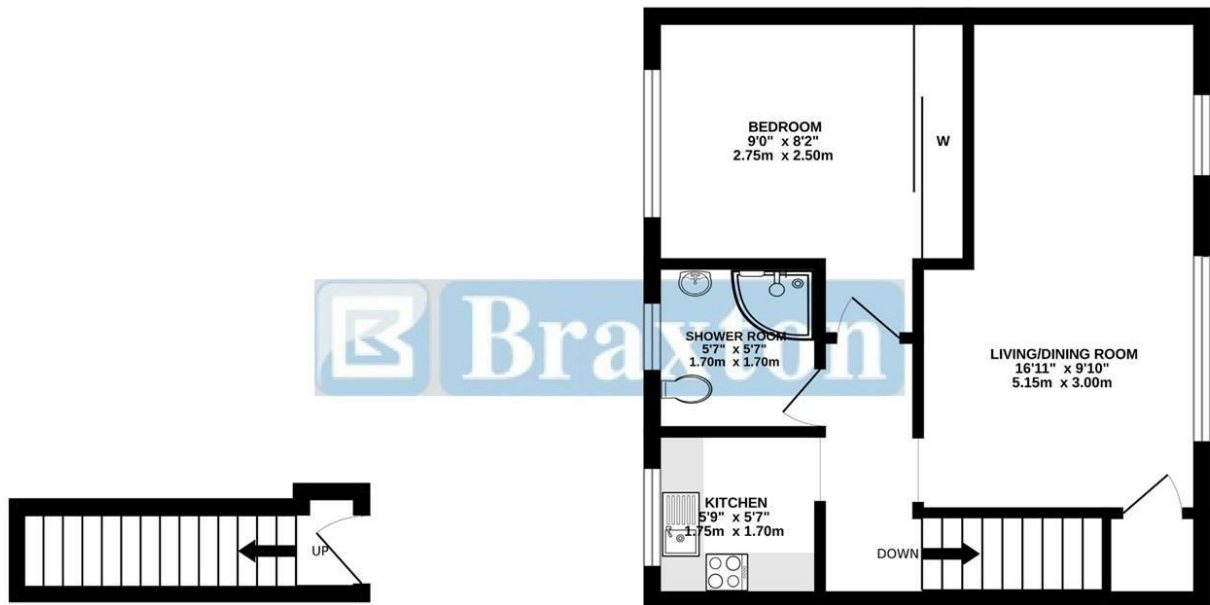
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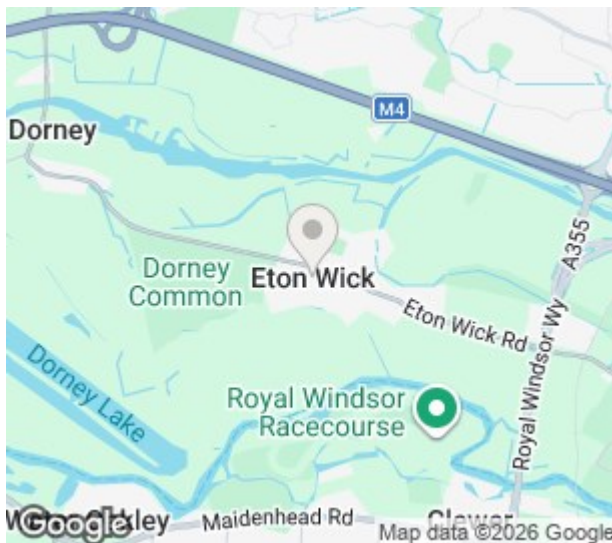
GROUND FLOOR
35 sq.ft. (3.3 sq.m.) approx.

FIRST FLOOR
370 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 405sq.ft. (37.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

LOCAL AUTHORITY

TENURE
Leasehold

EPC RATING

COUNCIL TAX BAND
C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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