

O/I/H



**Cleves Court, Firs Avenue**  
Windsor

**£377,000**

**OSBORNE HEATH**



As you enter Honey Pots Cottage you are greeted by an entrance hall with a storage cupboard. Extra storage can be found via large loft access to a partially boarded attic.

The open-plan living room/kitchen has a retractable divide, the white gloss kitchen has space for a dining table and there is direct access to the rear garden. There are two double bedrooms, both with fitted wardrobes and two modern shower rooms; both with underfloor heating. The property benefits from modern electric thermostatically controlled radiators and mainly triple glazed windows.

Outside, there are well-tended communal gardens, allocated and visitor parking, bicycle store and rear access to the gardens.

Firs Avenue is situated just off Hatch Lane. Windsor has a wide range of shops and restaurants as well as Windsor Castle, Windsor Great Park, Windsor 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. Windsor is also convenient for the M4, M25 and Heathrow Airport.

# Cleves Court, Firs Avenue

Windsor

- Two Bedrooms
- Two Shower Rooms
- Freehold Bungalow
- Communal Gardens
- Allocated Parking
- Cul-De-Sac
- No Onward Chain

Council Tax band: D

Tenure: Freehold

Service Charge: £328 pa

EPC Energy Efficiency Rating: E

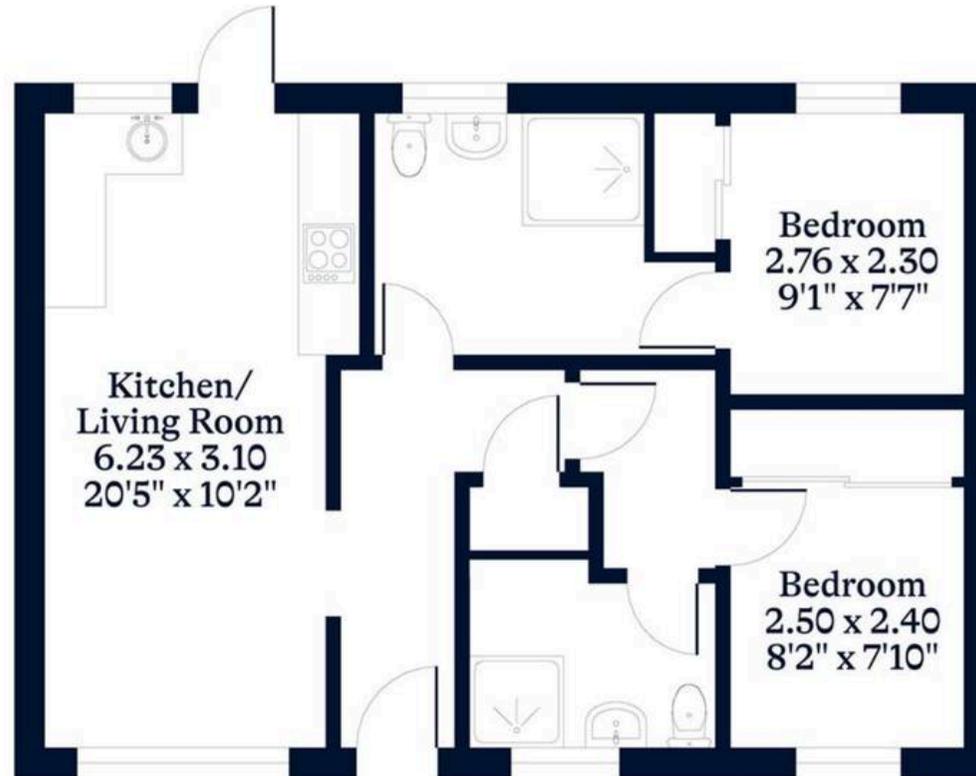
EPC Environmental Impact Rating: E



**APPROXIMATE FLOOR AREA**  
House - 56.44 sq m - 608 sq ft  
(Gross Internal Area)



**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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