



For Sale

House - Terraced

Elm Road | Windsor | SL4

Offers In The Region Of £635,000
| Freehold

2 Receptions | 2 Bedroom | 1 Bathroom

- Beautifully Renovated
- Loft Room
- Close To Town Centre
- Permit Road Parking

FREEDOM TO MOVE





Elm Road, Windsor, SL4

Approximate Gross Internal Area = 1006 sq m / 93.4 sq ft

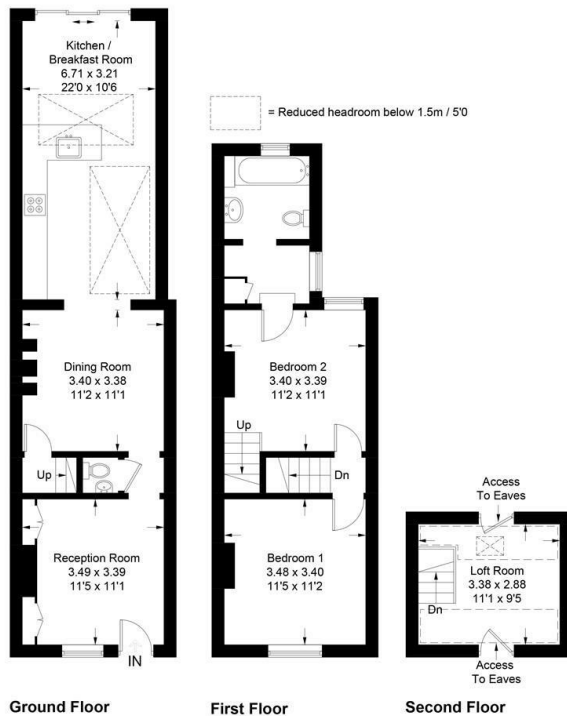


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1334962)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(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	

Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.

A beautifully renovated and immaculately presented 2/3 bedroom Victorian terraced house, Loft room currently being used as music room, ideally situated on a popular residential side road just a short walk from the town centre. The property is perfectly placed for easy access to a fantastic range of shops, cafés, restaurants and local amenities, as well as nearby train stations providing excellent transport links.

Thoughtfully renovated throughout, the property combines the charm and character of a traditional Victorian home with a stylish and contemporary finish. At the heart of the house is an impressive full-width kitchen extension, creating a bright and versatile space ideal for both everyday living and entertaining. Feature sliding doors open onto the garden, while large skylights flood the room with natural light and create a wonderful sense of space.

The first floor provides two well-proportioned bedrooms and a modern, beautifully finished bathroom. Both bedrooms offer flexible accommodation, with the second bedroom also lending itself perfectly to use as a home office or guest room.

The property also offers exciting potential for further enhancement, with an existing loft room that could, subject to the necessary planning permission and consents, be extended and transformed into a third bedroom. This provides an excellent opportunity for a future owner to further increase both the living space and value of the property.

A fantastic example of a Victorian terrace that has been carefully renovated to create a stylish and comfortable modern home, while retaining its period charm. Its superb location, impressive kitchen extension and exciting future potential make this an ideal property for couples, first-time buyers or anyone looking for a beautifully finished home close to the town centre and excellent transport links.

Early viewing is highly recommended



Hawks

Hawks
34 High Street, Sunninghill, Ascot,
Berkshire, SL5 0NE
T: 01344 870 100
E: hello@hawksestateagents.com

