



35 West Crescent, Windsor, Berkshire, SL4 5LE  
£555,000

 **HORLER**

## 35 West Crescent, Windsor, Berkshire, SL4 5LE

Lovely semi-detached house for sale in Windsor with plenty of off street parking and a large & easy to maintain garden, decking area with hot tub, fruit trees and BBQ area. The property is approx 90sq m (969 sq ft), the garden area is approx. 193sq m (2000sq ft) and the parking area around the side and front of the house is approx. 70sq m(753 sq ft)



The house layout downstairs comes with a very bright conservatory with French doors overlooking the garden area and is currently used as a dining area with bar and office all year round as it comes with 4 radiator heaters, kitchen with breakfast counter and integrates cooking appliances, spare toilet room with storage and laundry facilities, understairs storage area, a living room with a big bay window, wood flooring and lots of natural light and also a side door.

The upstairs area has 2 large bedrooms, a bathroom and through the hallway access to the loft which is easily accessible and is boarded and used as storage. Both bedrooms and stairs had the fitted carpet recently replaced.

The garden area at the back comes with a summer house where half of it is full enclosed and the other half is used as a chill out area, a concrete shed, BBQ decking platform and dining area. It is a very private and relaxing area, perfect for spending time with family and friend.

The main garden comes with a large decking area, footpath, sunbeds and hot tub, ideal to relax or entertain the family and friends and lots of room for kids and pets to run around. The garden also has 2 apple trees, plum tree, 2 grape vines, rose bush and other trees. All trees give plenty of fruit every year with very little maintenance required. One side of the garden has a brand new wooden slated fence and the other side is half fence and half hedge.

The property is in very good condition and fully maintained and loved by the current owners. It has a combi boiler and most of the furniture and appliances in the photos are included in the price making the house ready to live in.

The locations of the house is approximately 20-25 minutes walk from Windsor town centre which offers fantastic views of the Castle, river and park, restaurants, cafes and shops and is within 5 minutes walk of Windsor Race Course & Windsor Marina, convenience shops, post office, pharmacy, parks, coffee shops and lots more.

Windsor's two train stations provide direct links to London, while nearby green spaces including Windsor Great Park and The Long Walk offer superb outdoor recreation. The M4 and M3 area easily accessible for those commuting by car, and there are several well-regarded schools within the surrounding area. Heathrow airport is only 20 minutes away by car and also easy to reach by bus.

### General Information

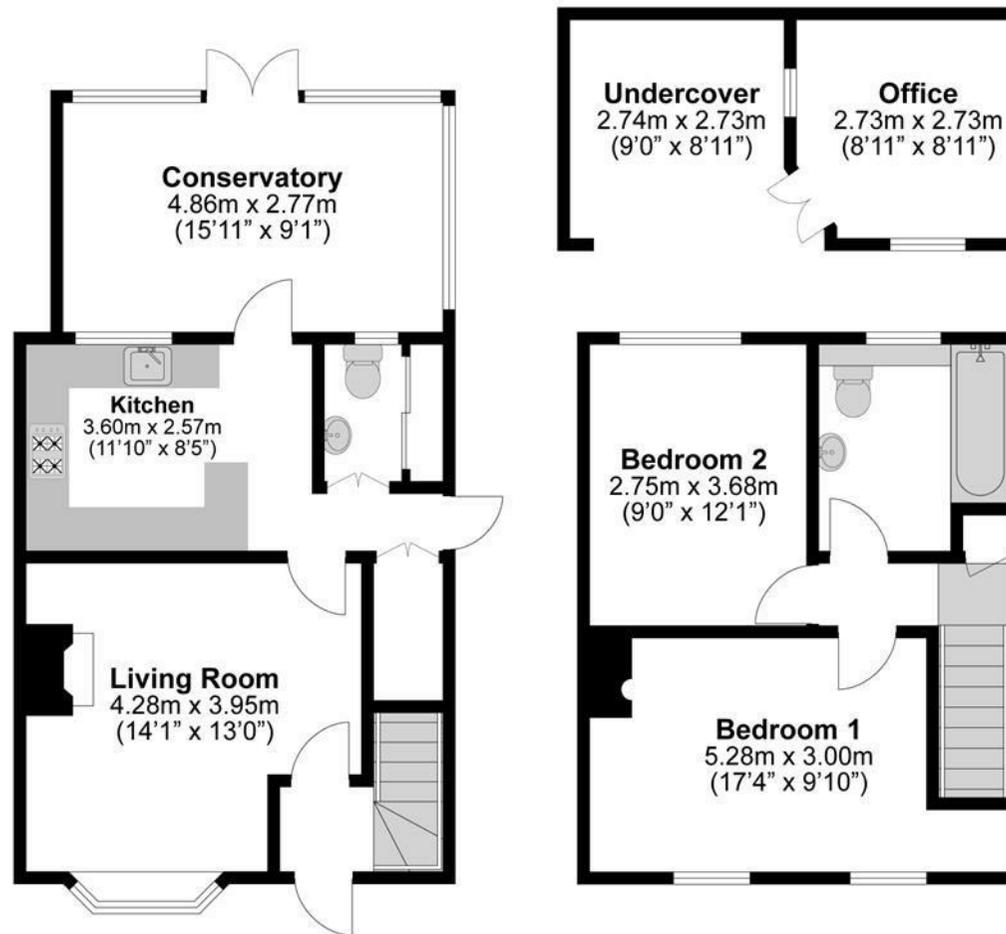
Tenure: Freehold

### Legal Note:

\*\*Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.\*\*







**Illustrations are for identification purposes only,  
measurements are approximate, not to scale.**