

BOURNE AVENUE WINDSOR SL4 3JP

A delightful and well-presented 2/3 bedroom period property with great scope to extend subject to the necessary planning permissions. Located on this quiet residential street within reasonable walking distance to Windsor town centre with its shops, bars, restaurants and central London transport links, the property further benefits from garden with Southerly aspect, open plan living and front porch.



£500,000 FREEHOLD

*** Entrance porch * Sitting/dining room * Kitchen * Master bedroom * Family bathroom * Two further bedrooms * South facing garden ***

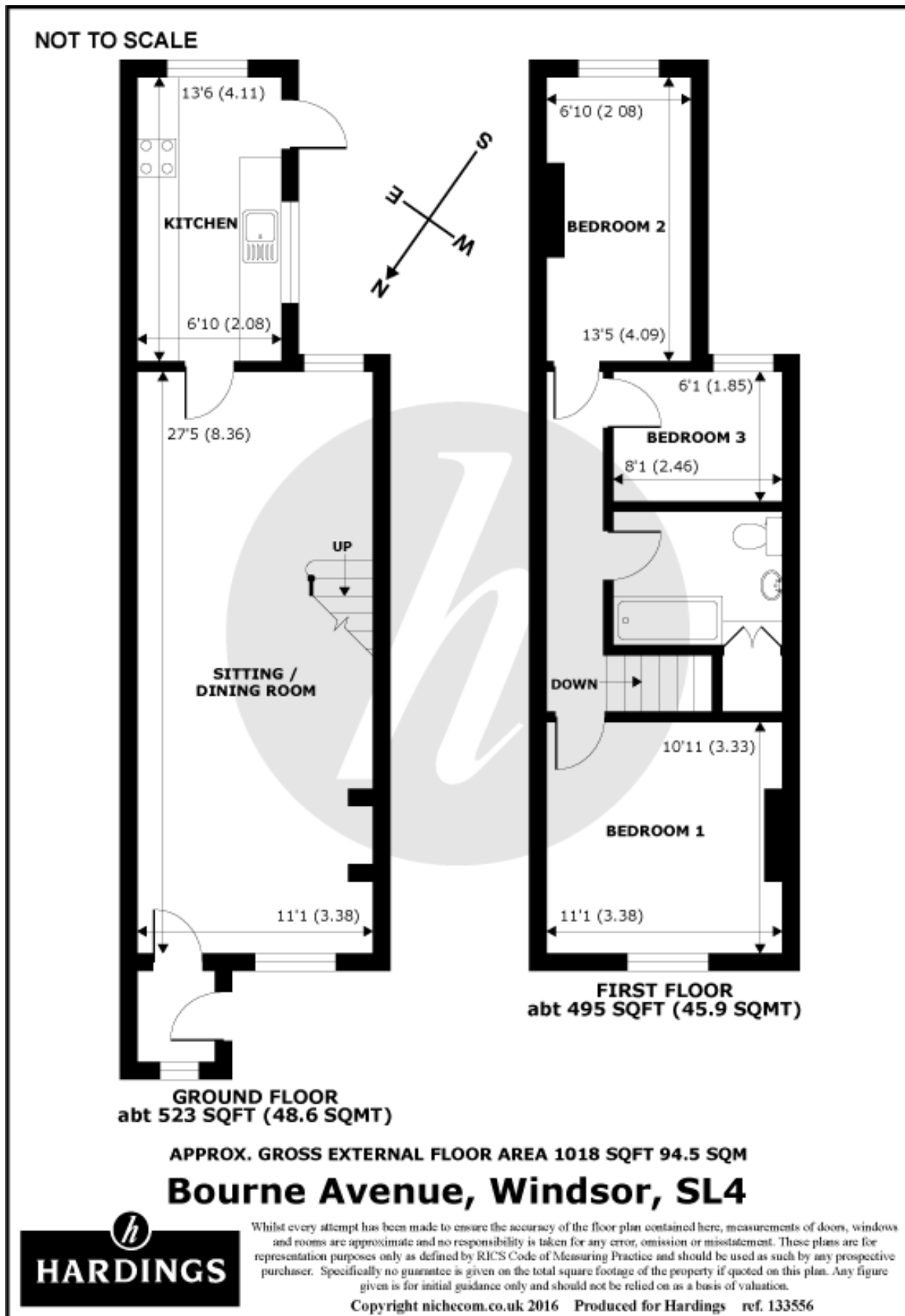
Directions: from Hardings in the High Street bear right and right again into Sheet Street over the traffic lights into Kings Road. At the roundabout take the 2nd exit towards Ascot, 1st right into Bolton Road and Bourne Avenue is at the far end of the road on the left.

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**To view call Hardings 01753 833118. Open until 7pm weekdays.
www.hardings.co.uk**

In accordance with The Property Misdescriptions Act, we would point out that none of the appliances, plumbing or central heating mentioned have been tested and any purchaser would have to satisfy themselves as to their working order prior to contractual commitment. Items shown in the photographs are not necessarily included in the sale.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	56	59
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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