

O I H



St. Leonards Road  
Windsor

£699,950

OSBORNE HEATH



The ground floor has a formal living room, kitchen with living and dining spaces plus bi-folding doors out to the garden, and a downstairs WC.

The first floor has two bedrooms and a bathroom, and the top floor has a further two bedrooms and a shower room. The two rear bedrooms have views towards Windsor Great Park, and one is currently used as a home office and guest bedroom.

To the front of the house is a driveway parking space and to the rear is a walled south facing garden backing onto the chapel at Windsor Cemetery and Windsor Great Park.

This house is close to access to the Great Park making it an ideal location for families and those who enjoy walking or biking in the outdoors. Windsor has a wide range of shops and restaurants as well as the Castle, Great Park, Racecourse and Legoland. Nearby train stations include Windsor & Eton Central and Windsor & Eton Riverside, giving easy access to London Paddington (via Slough - Elizabeth line) and London Waterloo. The area is served by a number of well-regarded schools including The Royal School, Oakfield, Queen Anne First School, St Edwards Middle School, Trevelyan, Upton House, Eton, Windsor Boys and Windsor Girls. Windsor is also convenient for the M4, M25, M3 and Heathrow Airport.

# St. Leonards Road

Windsor

- Four Bedrooms
- Two Bathrooms
- Downstairs WC
- Period Property
- Driveway
- South Facing Garden
- Close To Great Park

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

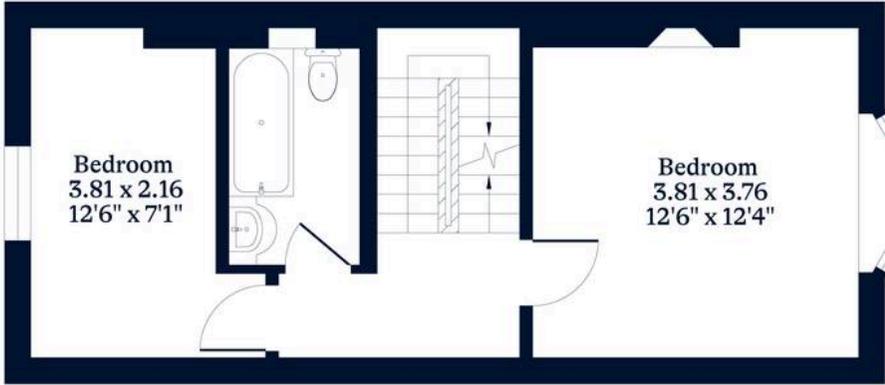
EPC Environmental Impact Rating: C



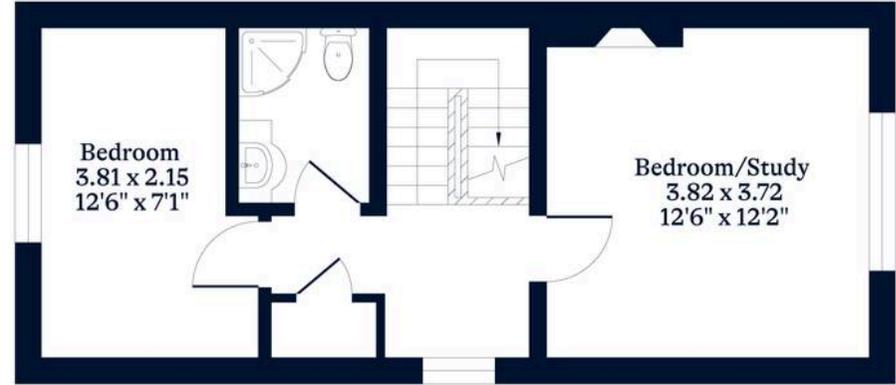
**APPROXIMATE FLOOR AREA**  
House - 126.50 sq m - 1362 sq ft  
(Gross Internal Area)



**NOT TO SCALE**  
This plan is for illustration purposes only



**First Floor**



**Second Floor**



**Ground Floor**

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.