



OSBORNE HEATH

St. Leonards Road, Windsor
Offers Over £475,000

OSBORNE HEATH



A beautifully presented two double bedroom Victorian home with a driveway, south facing garden backing onto chapel grounds and Windsor Great Park, and planning permission approved for a rear extension.

Downstairs there are wooden parquet floorboards, a living room with log-burner, dining room with built-in storage, garden room, modern kitchen and a family bathroom.

Upstairs there are two good-sized double bedrooms both with built-in storage.

The south facing garden has two outbuildings, one with power and communications which could be an office or studio space, and the long garden backs onto the chapel at Windsor Cemetery and Windsor Great Park. The property also benefits from one driveway parking space.

This property has planning permission approved for a ground floor rear extension and reconfiguration which also allows for the bathroom to be moved upstairs adding future flexibility to the home.

The property also benefits from ready access via an adjacent lane to Windsor Cemetery and the Great Park making it an ideal location for dog walkers, 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.

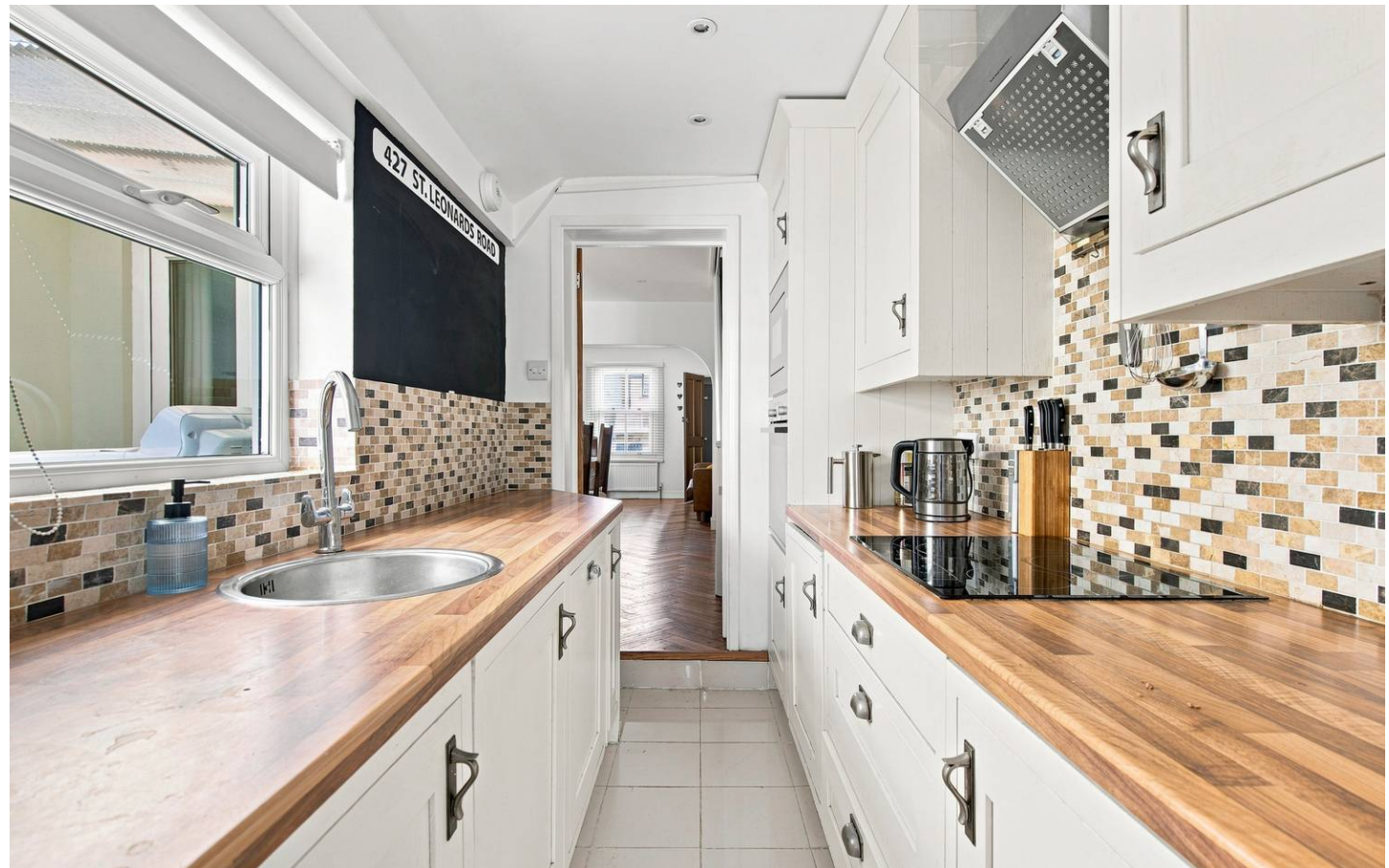
St. Leonards Road

Windsor

- Two Double Bedrooms
- Double Reception
- Period Features
- Home Office With Power
- Driveway Parking
- South Facing Garden
- Close To Great Park

Council Tax band: D

Tenure: Freehold

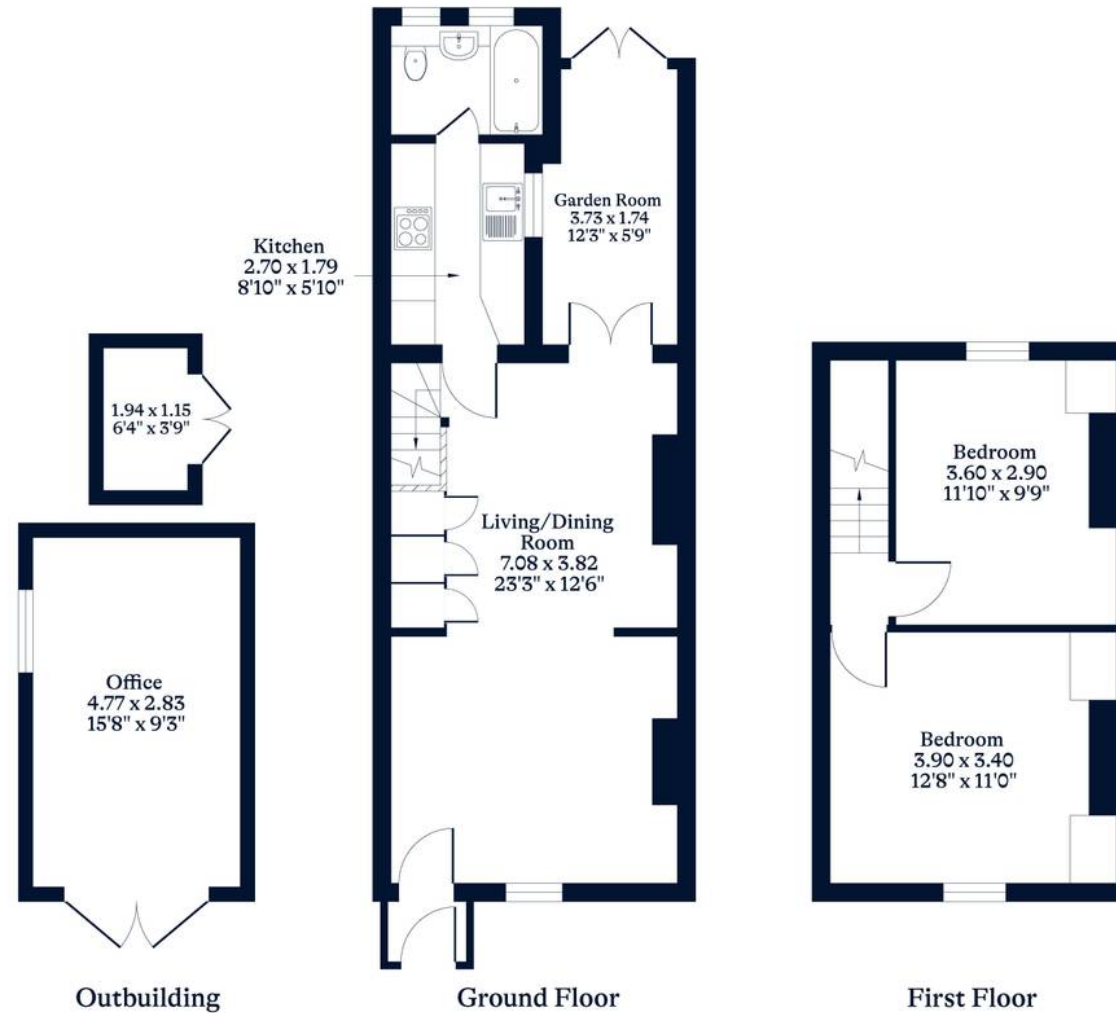


APPROXIMATE FLOOR AREA

House - 71.53 sq m - 770 sq ft
Outbuilding - 15.73 sq m - 169 sq ft
Total - 87.26 sq m - 939 sq ft
(Gross Internal Area)

NOT TO SCALE

This plan is for illustration purposes only



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This floor plan has been created by Property Shoot Ltd following the RICS code of measuring and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement.

Details shown on this floorplan, including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon.