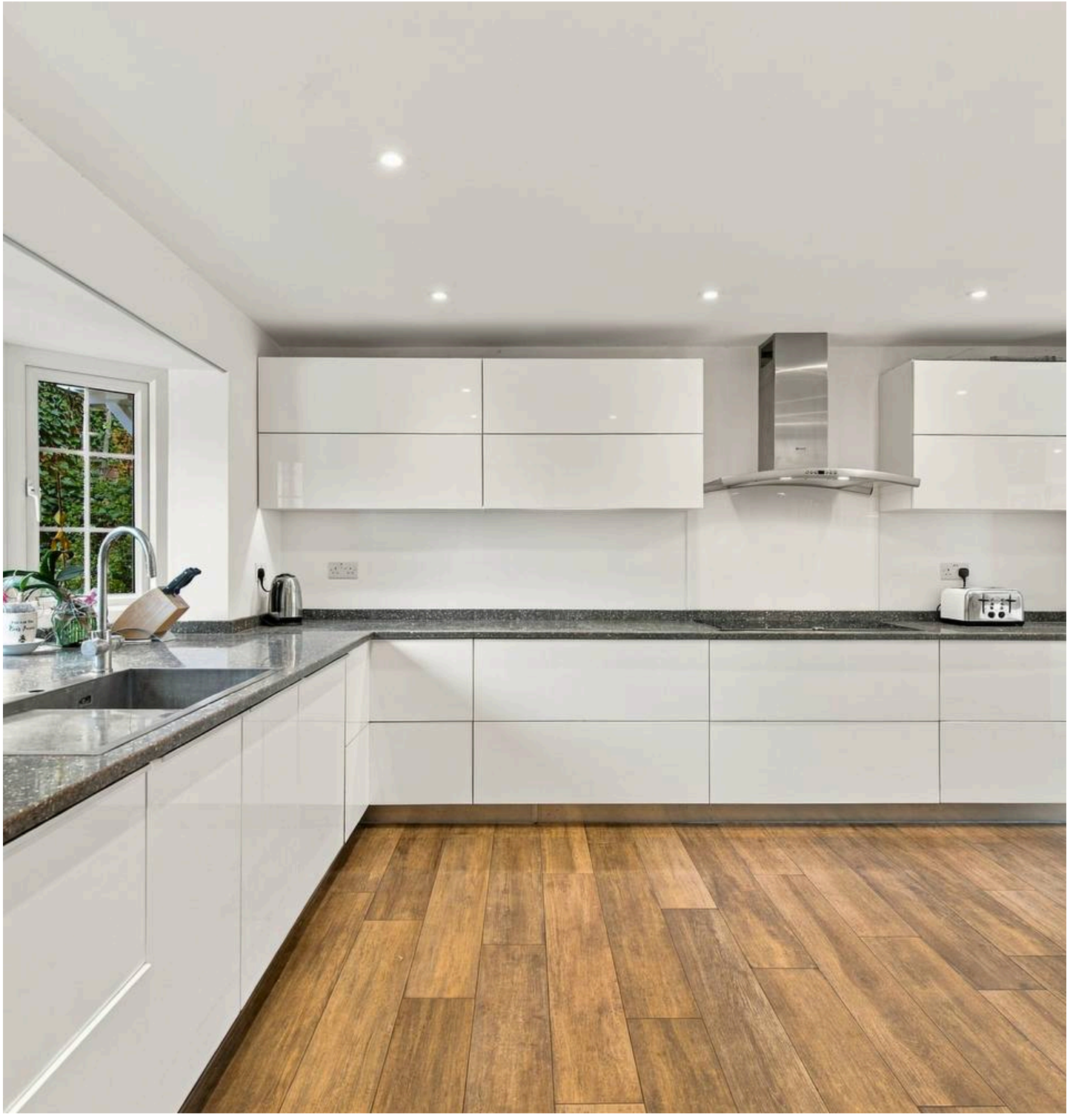


Washington Drive, Windsor

£899,950

OSBORNE HEATH

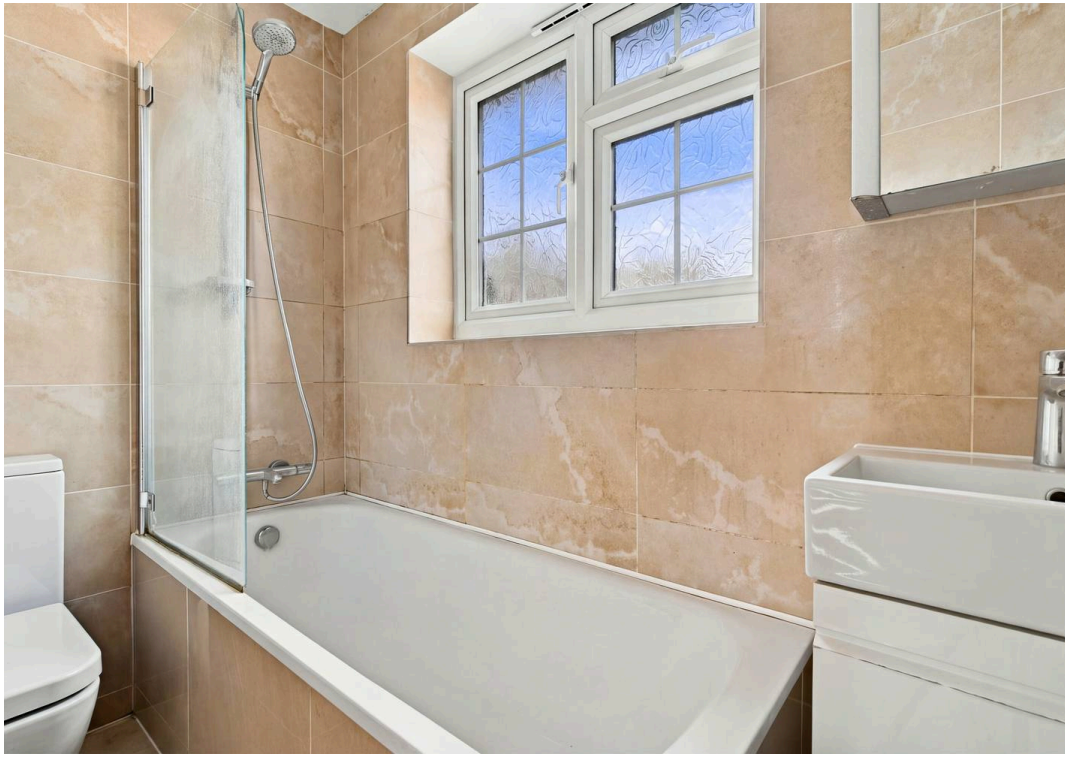


The current owners of this family home carried out a full refurbishment which completed in 2017. Works included re-wiring, re-plumbing, kitchen, bathrooms, garden decking and a studio. Part of the granted planning permission includes a single storey side extension which could still be added. The ground floor has a L-shaped kitchen, living and dining area with a breakfast bar, built-in media untit and bi-folding doors out to the garden. The study or family room was designed to be a downstairs bedroom with access to nearby plumbing to add a wet room. There is also a downstairs WC and the original garage has been converted into a workshop, utility and storage. The upstairs was originally four bedrooms before the extension was added. The layout has been reconfigured to offer three large double bedrooms, a dressing room and en suite shower room to the principal bedroom, and a family bathroom. To the front of the house there is driveway parking for several vehicles and side access to the secluded rear garden which is a double width plot and has a patio, decking, lawn and a studio with power.Washington Drive is a small residential cul-de-sac with a public footpath through to St Leonards Hill and this house is situated at the end of the cul-de-sac. There is a range of shopping facilities close by, with additional facilities in Windsor town centre. 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 where trains run to London Paddington (via Slough) and London Waterloo. Local schools include Braywood, The Kings House, Oakfield, The Queen Anne, St Edwards, Trevelyan, Trinity St Stephen, Upton House, Eton, Windsor Boys and Windsor Girls. Windsor is also convenient for the M4, M25 and Heathrow Airport.









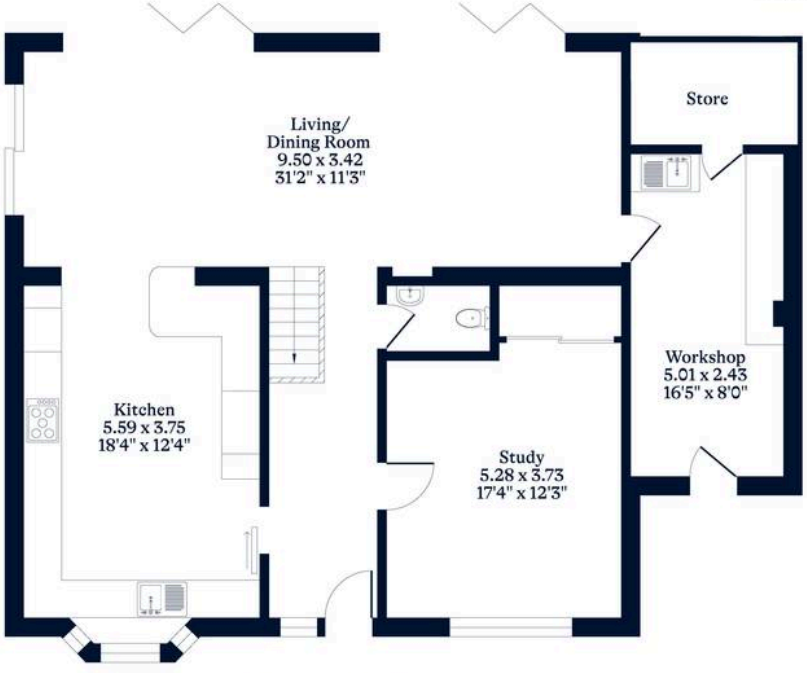


APPROXIMATE FLOOR AREA
House - 178.51 sq m - 1921 sq ft
Outbuilding - 12.31 sq m - 133 sq ft
Total - 190.82 sq m - 2054 sq ft
(Gross Internal Area)

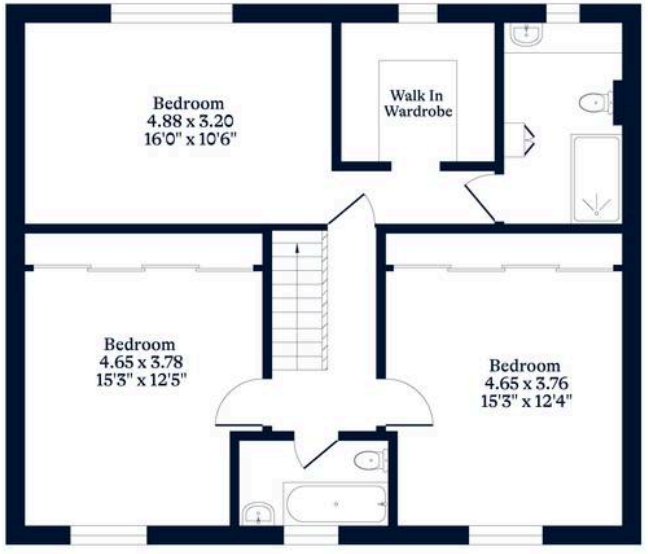
NOT TO SCALE
This plan is for illustration purposes only



Outbuilding



Ground Floor

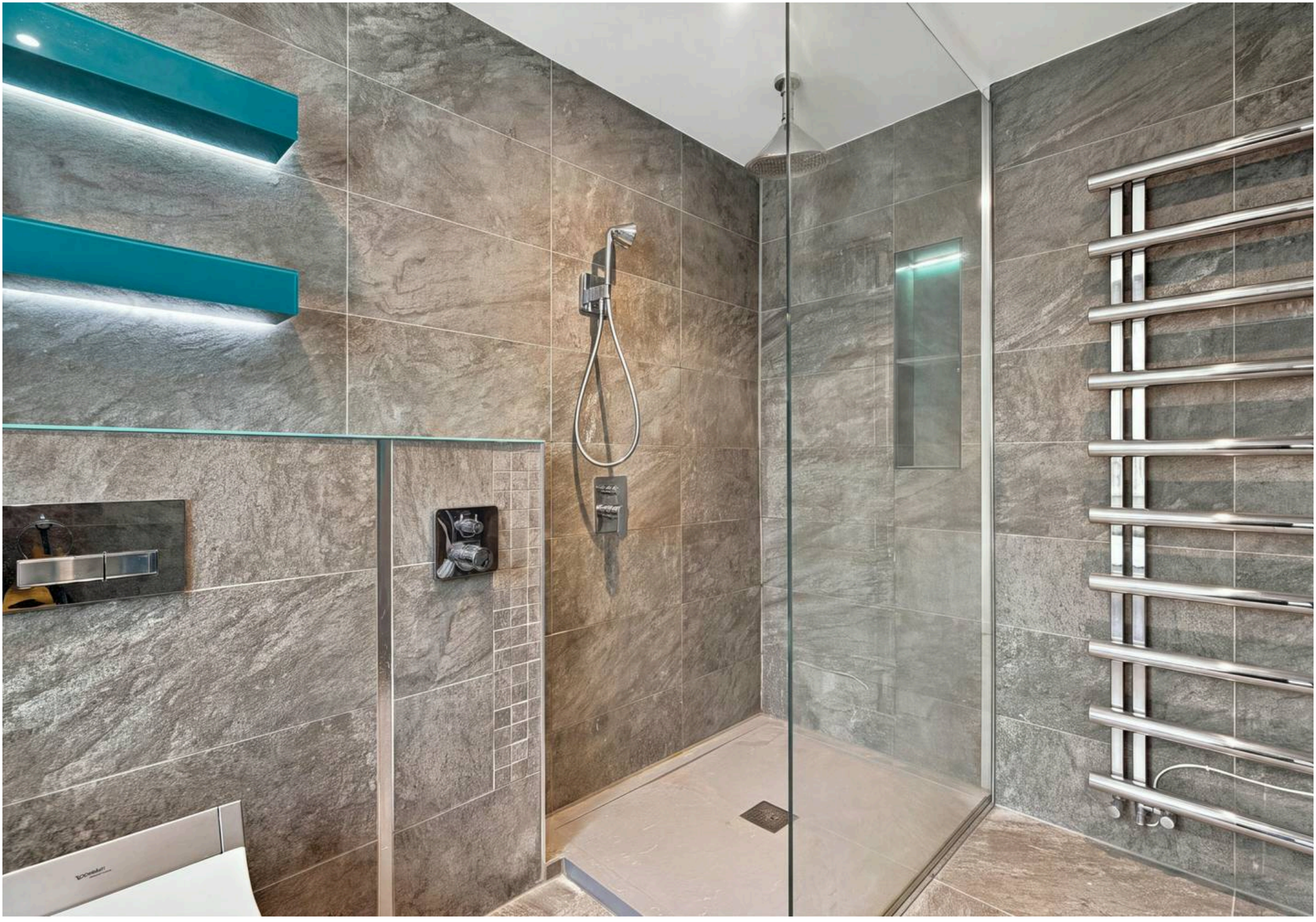


First Floor

OSBORNEHEATH.CO.UK

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.

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Washington Drive

Windsor

- Three/Four Bedrooms
- Two Bathrooms
- Extended And Refurbished
- Workshop And Utility
- Downstairs WC
- Garden Studio
- Larger Than Average Garden
- Potential To Extend Further
- Driveway
- End Of Cul-De-Sac

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D









Osborne Heath, Windsor

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