

O/I/H



Greenacre, Windsor
Windsor

Guide Price **£750,000**

OSBORNE HEATH



The owners of this home have extended to the front and rear, and undertook a full upgrade of the exterior and interior specification to create this smart home, that includes voice controlled lighting, touch ID, weather automatic irrigation system and CCTV.

The ground floor has a large entrance hall, downstairs WC, living room, kitchen with a feature island, dining area, study area plus bi-folding doors out to the garden.

On the first floor there are two double bedrooms, a third bedroom which could be used as a study and a family bathroom.

The loft has been converted to create the principal bedroom with an en suite shower room and Juliet balcony.

To the front of the house there is driveway parking for multiple cars which has motion lighting and side access to the garden. There is also a large outside studio which could be used as a home office or gym.

Greenacre is a small cul-de-sac close to local shops. Windsor town centre has a wide range of shops and restaurants as well as Windsor Castle, Windsor Great Park, Windsor Racecourse and Legoland. Train stations include Windsor & Eton Central and Windsor & Eton Riverside where trains run to London Paddington (via Slough - Elizabeth Line) and London Waterloo. The area has a selection of well-regarded schools close by including St Edwards, Clewer Green, Windsor Boys and Windsor Girls.

Greenacre

Windsor

- Four Bedrooms
- Two Bathrooms
- Extended
- Refurbished
- Downstairs WC
- Driveway
- High Specification
- Cul-De-Sac

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

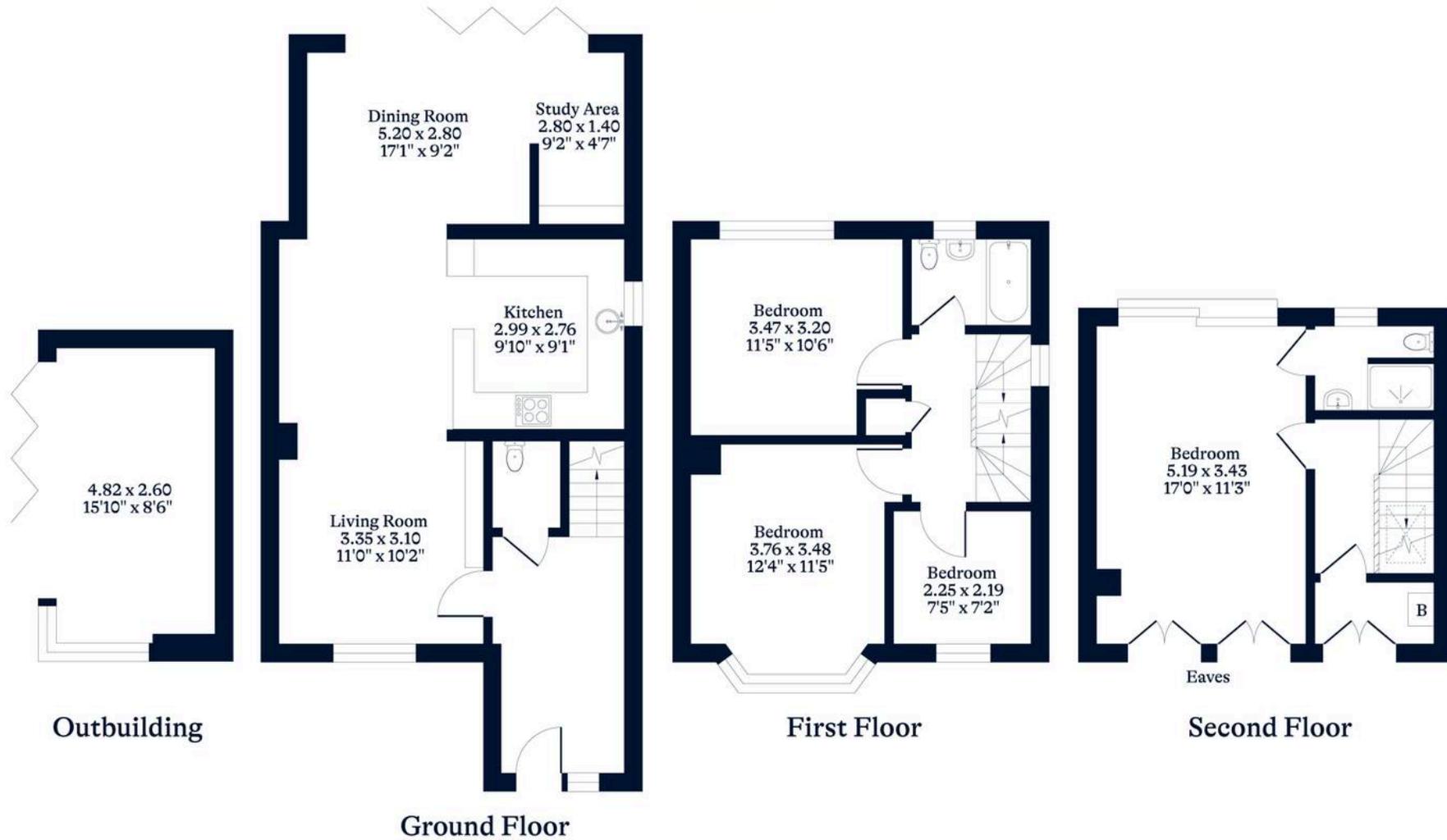


APPROXIMATE FLOOR AREA

House - 124.05 sq m - 1335 sq ft
Outbuilding - 12.53 sq m - 135 sq ft
Total - 136.58 sq m - 1470 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.