

For Sale

House - Terraced

Elm Road | Windsor | SL4

Offers Over £615,000 | Freehold

2 Receptions | 2 Bedroom | 1 Bathroom

- Two Bedroom Victorian Terraced House
- Two Reception Rooms
- Kitchen With Extension
- Loft Room (Currently Used As Music Room)
- Private Rear Garden
- Street Parking Permit Required
- 1.1 Miles to Windsor & Eton Central Station
- Freehold
- Local Authority: Windsor and Maidenhead | Band D
- EPC | C

FREEDOM TO MOVE

Hawks













Elm Road, Windsor, SL4

Approximate Gross Internal Area = 1006 sq m / 93.4 sq ft

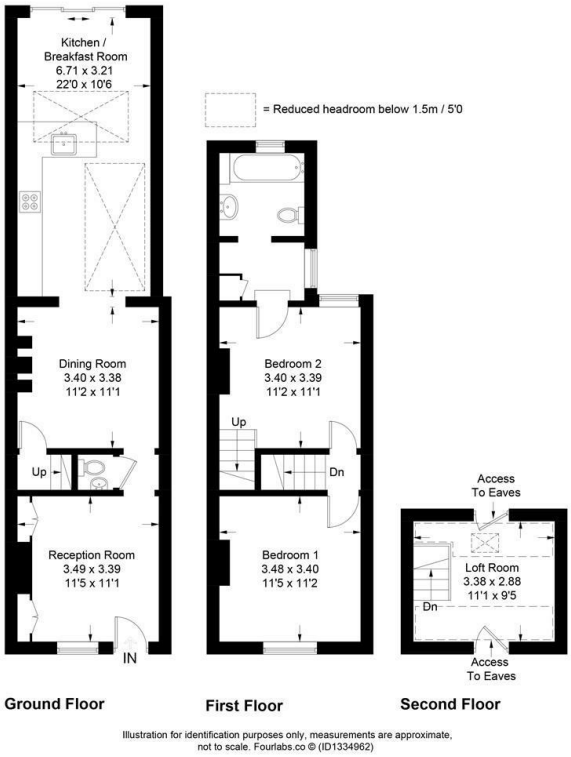
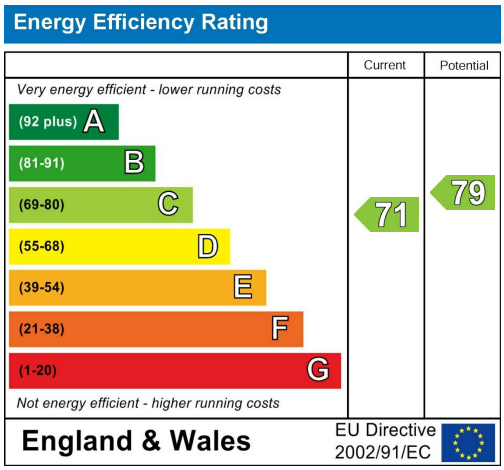


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1334962)



Hawks presents this two bedroom Victorian terraced house at Elm Road, Windsor, SL4.

The property comprises two reception rooms, a kitchen with an extension, two bedrooms, and a bathroom, together with a private rear garden. An additional loft room, currently used as a music room, provides further living space. Gross internal floor area is approximately 1,006 sq ft. Underfloor heating in bathroom and kitchen

The house is freehold. The EPC Energy Efficiency Rating is 71 (Band C), with a potential rating of 79 (Band C). Council Tax Band D (Windsor and Maidenhead). Street parking permit required.

Windsor & Eton Central station and Windsor town centre are both approximately 1.1 miles away (around a 24-minute walk).

Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifiically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-Free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.

Hawks

Hawks
34 High Street, Sunninghill, Ascot,
Berkshire, SL5 0NE
T: 01344 870 100
E: hello@hawksestateagents.com

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