

**BOURNE AVENUE WINDSOR BERKSHIRE SL4 3JP**

A beautifully presented and exceptionally well **maintained 3 double bedroom, 2 bathroom semi-detached Victorian villa** benefiting from; halls adjoining, wider than average side return, side access and downstairs cloakroom. Bourne Avenue is within reasonable walking distance to Windsor town centre with its shops, restaurants and transport links into London.



**£650,000 FREEHOLD**

**\* Entrance hall \* Sitting/dining room \* Kitchen/breakfast room with bi-fold doors \* Cloakroom \* 3 double bedrooms (one with en-suite shower room) \* Family bathroom with bath and separate shower cubicle \* Private paved rear garden \* Small front garden \* Side access \***

**Directions:** from Hardings in the High Street bear right and right again into Sheet Street over the traffic lights into Kings Road. At the roundabout take the 2<sup>nd</sup> exit towards Ascot, 1<sup>st</sup> right into Bolton Road and Bourne Avenue is at the far end of the road on the left.

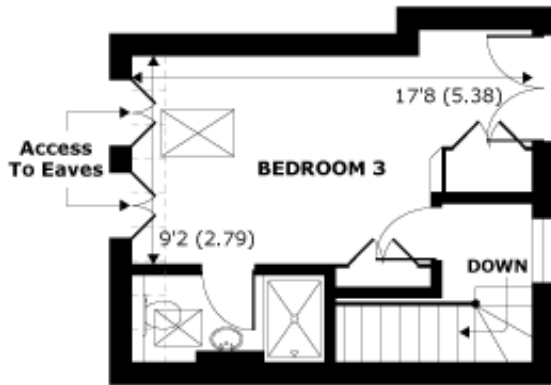
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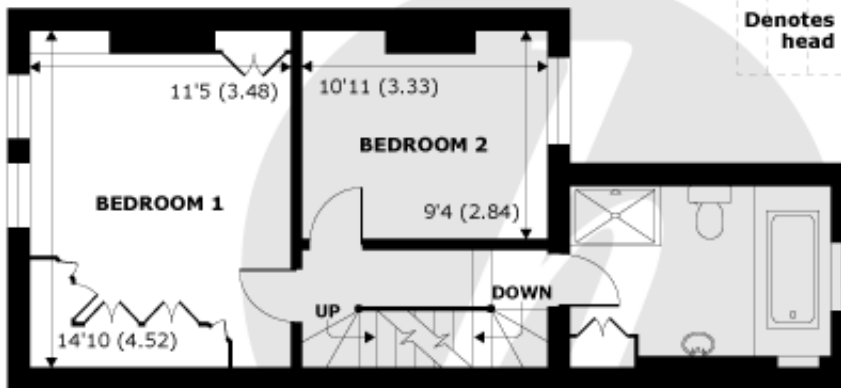
**To view call Hardings 01753 833118. Open until 7pm weekdays.  
[www.hardings.co.uk](http://www.hardings.co.uk)**

In accordance with The Property Misdescriptions Act, we would point out that none of the appliances, plumbing or central heating mentioned have been tested and any purchaser would have to satisfy themselves as to their working order prior to contractual commitment. Items shown in the photographs are not necessarily included in the sale.

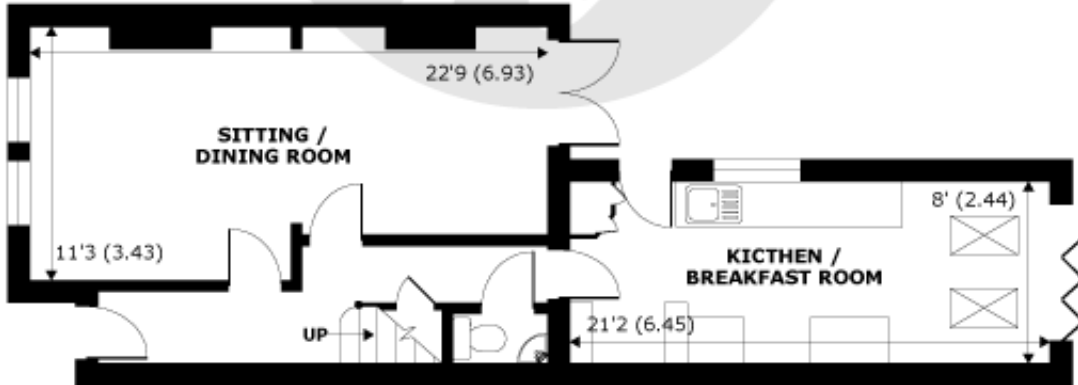
NOT TO SCALE



**SECOND FLOOR**  
abt 313 SQFT (29.1 SQMT)



**FIRST FLOOR**  
abt 543 SQFT (50.4 SQMT)



**GROUND FLOOR**  
abt 628 SQFT (58.3 SQMT)

**APPROX. GROSS EXTERNAL FLOOR AREA 1484 SQFT 137.8 SQM**

**Bourne Avenue, Windsor, SL4**



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. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Very good	A		
Good	B		
Decent	C		
Needs work	D	33	37
Needs work	E		
Needs work	F		
Needs work	G		

England & Wales

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