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Arthur Road, *Windsor*

OSBORNE HEATH

A charming and spacious period house, offering a blend of character and modern comfort.

As you enter the ground floor, you will find a generous living room with high ceilings, floor to ceiling cabinets, a fireplace and a hatch that leads to the basement for additional storage. At the rear, you have a convenient WC before entering the kitchen and family room dining space, which flow seamlessly to the garden.

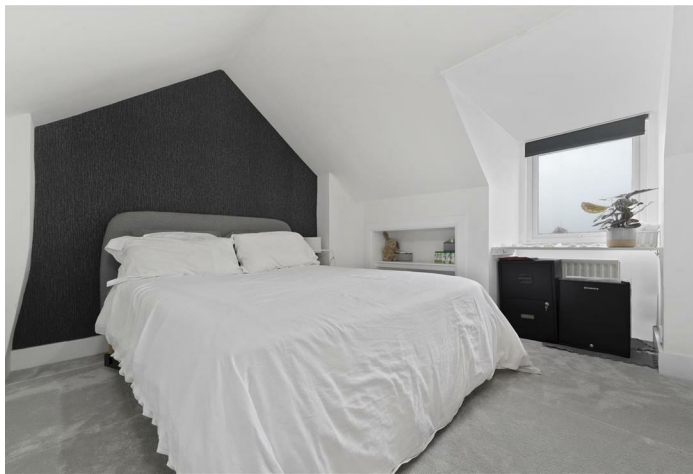
The first floor has three well-proportioned bedrooms and a large bathroom has underfloor heating, a walk-in shower, and a freestanding bath. The second floor has a loft room with additional storage space under the eaves.

Outside, there is a welcoming front garden with a tiled path to the front door and an external storage area. Side access leads to the south facing rear garden, which has a patio, an area of grass with paving leading to a garden studio. The fully insulated garden studio is currently used as a home office and snug, with a shower room and an additional outdoor storage area. It is perfect for someone who works from home, or for entertaining guests, or as a gym.

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. Nearby schools include Eton, The Kings House, Oakfield, The Queen Anne, St Edwards, Trevelyan, Trinity St Stephen, Upton House, Windsor Boys and Windsor Girls. Windsor is also convenient for the M4, M25 and Heathrow Airport.

EPC rating D. Council Tax band D.

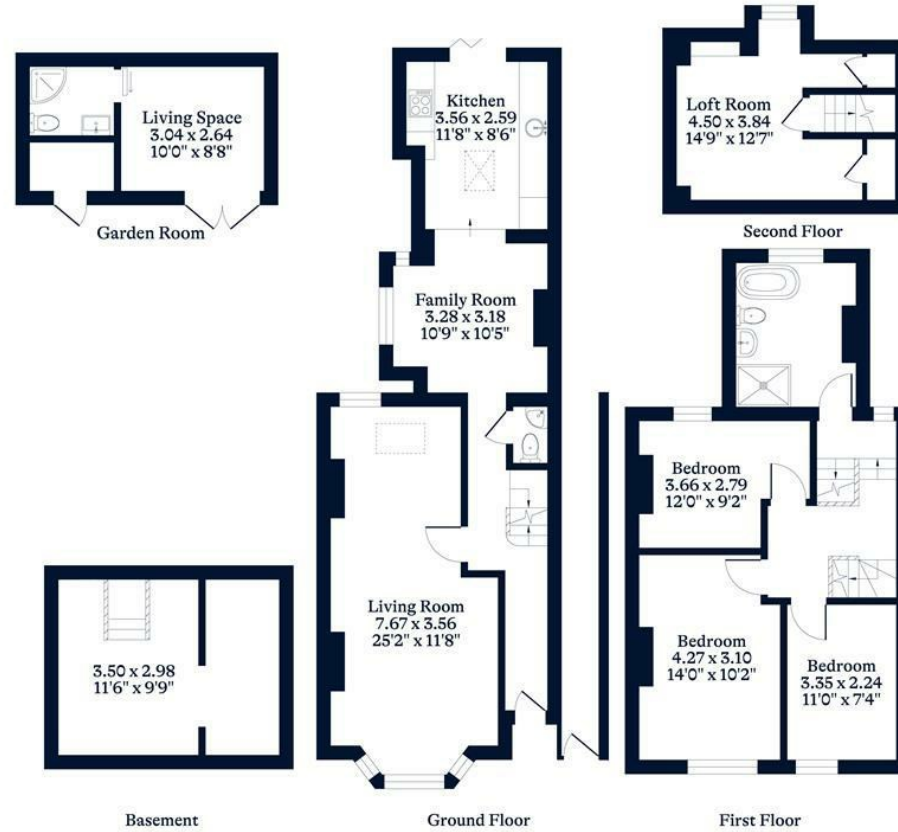




APPROXIMATE FLOOR AREA
House - 135.78 sq m - 1462 sq ft
Outbuilding - 13.16 sq m - 142 sq ft
Total - 148.94 sq m - 1604 sq ft
(Gross Internal Area)



NOT TO SCALE
This plan is for illustration purposes only



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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