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Rays Avenue, *Windsor*

OSBORNE HEATH

A Victorian cottage in a private cul-de-sac, with two double bedrooms, residents parking and a west facing garden.

The property is well presented and has numerous character features including exposed floor boards and areas of brickwork.

On the ground floor there is a dining room, rear living room with log-burner, contemporary kitchen and a useful shower room.

The first floor has two double bedrooms and a stylish en suite bathroom off the principal bedroom.

Outside, Rays Avenue is a private road with parking available with residents permits. The enclosed rear garden is west facing, has a patio area, artificial grass and a useful garden room/office, which has power. There is also a rear pedestrian gate leading on to parkland.

The property is situated in a small cul-de-sac, backing on to Dedworth Manor Park, close to Windsor Marina and The River Thames. There is a range of local 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 - GWR and Elizabeth Line) and London Waterloo. The area is well served by a number of state, private and international schools and there are various parks close by including Dedworth Manor Park and Sutherland Grange. Windsor is also convenient for the M4, M25 and Heathrow Airport; which is served by the Go2Gate bus service.

EPC rating D. Council Tax band D.



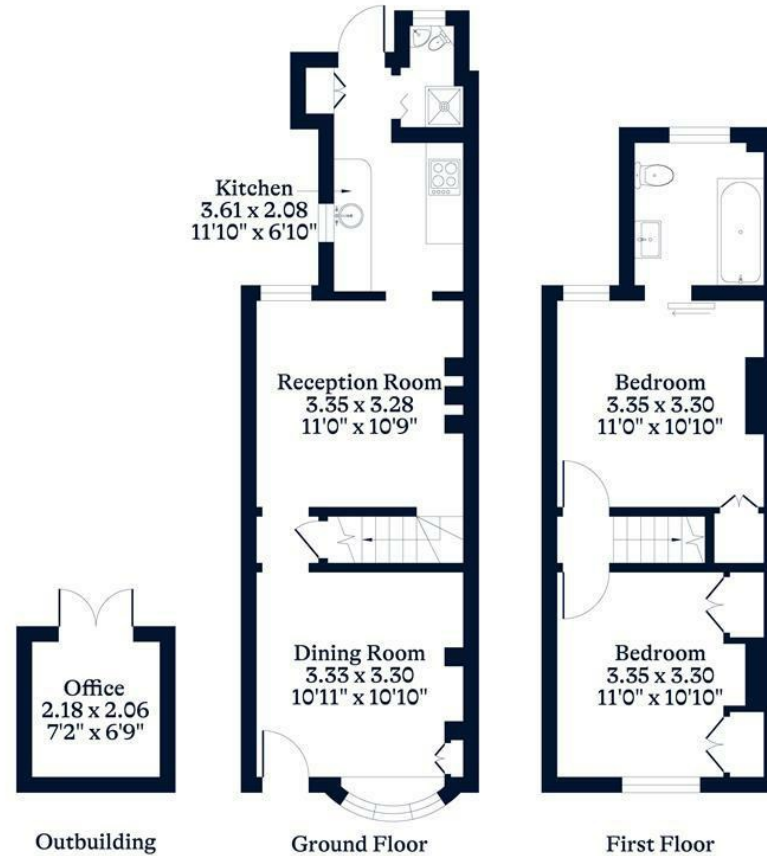


APPROXIMATE FLOOR AREA

House - 65.90 sq m - 710 sq ft
Outbuilding - 4.50 sq m - 49 sq ft
Total - 70.40 sq m - 759 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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