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# St. Leonards Avenue, *Windsor*

OSBORNE HEATH

# A charming two bedroom Victorian house situated in the heart of Windsor town centre with a south facing garden, basement and no onward chain.

The ground floor has a living room with bay window, dining room, kitchen, utility room and a useful basement.

On the first floor there are two double bedrooms and a family bathroom.

Outside, there is a small front garden with steps up to the front door. The rear garden is south facing and an area of lawn with rear access, and is a lean-to.

St Leonards Avenue is situated in Windsor town centre. Windsor has a wide range of shops and restaurants as well as the Castle, Great Park, Theatre, 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 Upton House, Oakfield, The Queen Anne, St Edwards, Trevelyan, Trinity St Stephen, Windsor Boys and Windsor Girls. Windsor is also convenient for the M4, M25 and Heathrow Airport.

EPC rating E. Council Tax band E.

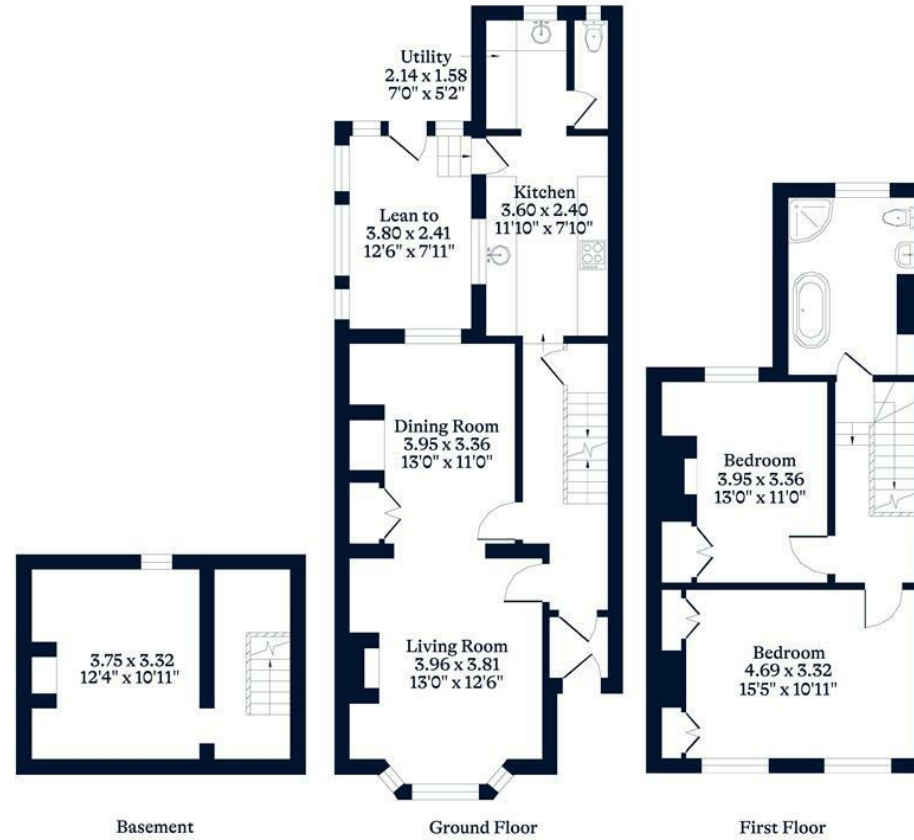




**APPROXIMATE FLOOR AREA**  
House - 121.59 sq m - 1309 sq ft  
(Gross Internal Area)



**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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