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Arthur Road, *Windsor*

OSBORNE HEATH

A four bedroom, two bathroom Victorian family home, close to Windsor town centre.

Arthur Road is a character property that features high ceilings, large windows, picture rails, and original fireplaces, plus a modern kitchen extension.

On the ground floor there is a bay-fronted sitting room with parquet flooring, an adjoining family room, downstairs WC, and an open-plan kitchen, dining and family room. The kitchen features Mcevoy & Rowley units, underfloor heating, a large central island plus a skylight, a Quooker tap and bi-folding doors out to the garden.

On the first floor, there are three bedrooms and a family bathroom with a shower and a large bath.

On the second floor, there is the main bedroom, which also benefits from an adjacent shower room and a fitted dressing room with Sharps wardrobes and a dresser.

Outside, there is a terrace, artificial lawn, and a shed with custom-built storage.

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 E. Deposit £4,326. Holding Deposit £865. Lease Length 12-36 months.





APPROXIMATE FLOOR AREA

House - 158.90 sq m - 1710 sq ft
Outbuilding - 4.80 sq m - 52 sq ft
Total - 163.70 sq m - 1762 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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