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Winkfield Road, *Windsor*

OSBORNE HEATH

A detached family house with four bedrooms, two bathrooms, a garage, south facing garden and views across Crown Estate farmland.

On the ground floor there is a sitting room with doors out to the garden and views of Crown land. There is also a kitchen with dining space, study and a downstairs WC.

The first floor has the principal bedroom with en suite shower room, three further double bedrooms and a family bathroom.

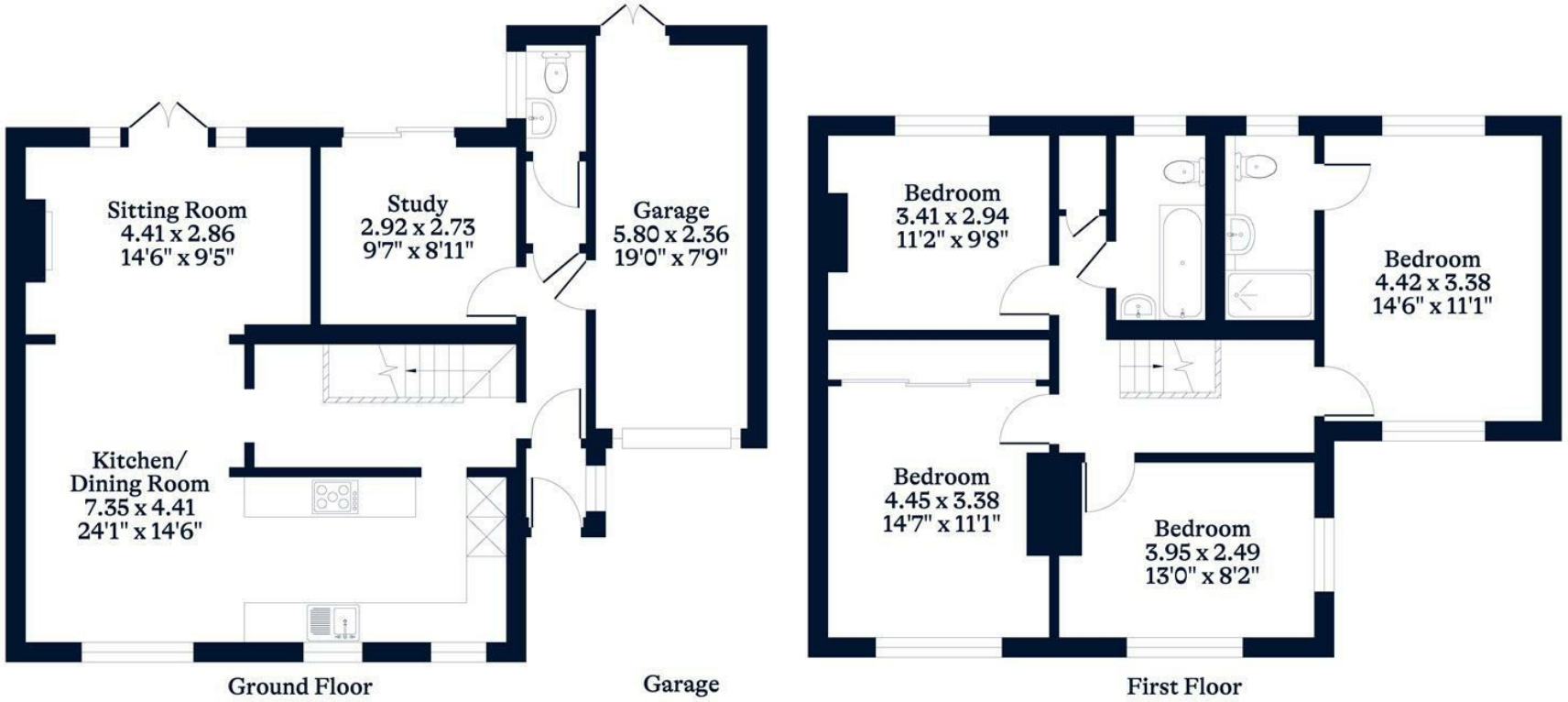
Outside, there is a shingled front garden with an EV charger and block paved driveway to the garage. The rear garden is south facing and has a patio, shrub borders and an area of lawn.

The property backs on to Windsor Great Park, making it an ideal location for families and those who enjoy walking or biking in the outdoors. 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, giving easy access to London Paddington (via Slough) and London Waterloo. The area is served by a number of well-regarded schools including The Royal School, Oakfield, Queen Anne First School, St Edwards Middle School, Trevelyan, Upton House, Eton, Windsor Boys and Windsor Girls. Windsor is also convenient for the M4, M25, M3 and Heathrow Airport.

EPC rating D. Council Tax band E.

APPROXIMATE FLOOR AREA
House - 133.49 sq m - 1437 sq ft
Garage - 13.30 sq m - 143 sq ft
Total - 146.79 sq m - 1580 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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