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# Wolf Lane, *Windsor*

OSBORNE HEATH



# A three bedroom home with a utility room, driveway, garage and south facing garden.

On the ground floor there is kitchen with dining area, living room with doors out to the garden, utility room and a downstairs WC.

Upstairs there are three bedrooms and a four piece modern bathroom.

To the front of the house there is driveway parking for several vehicles and a garage for storage. To the rear there is south facing garden with a summerhouse.

The property is situated on Wolf Lane, to the west of Windsor. There is a range of shopping facilities close by including Tesco and Aldi, 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) and London Waterloo, and there is bus stop close by including the GoToGate bus service to Heathrow Terminal 5. The area is well served by a number of state, private and international schools and there are various parks close by. Windsor is also convenient for the M4, M25 and Heathrow Airport.

EPC rating C. Council Tax band D.









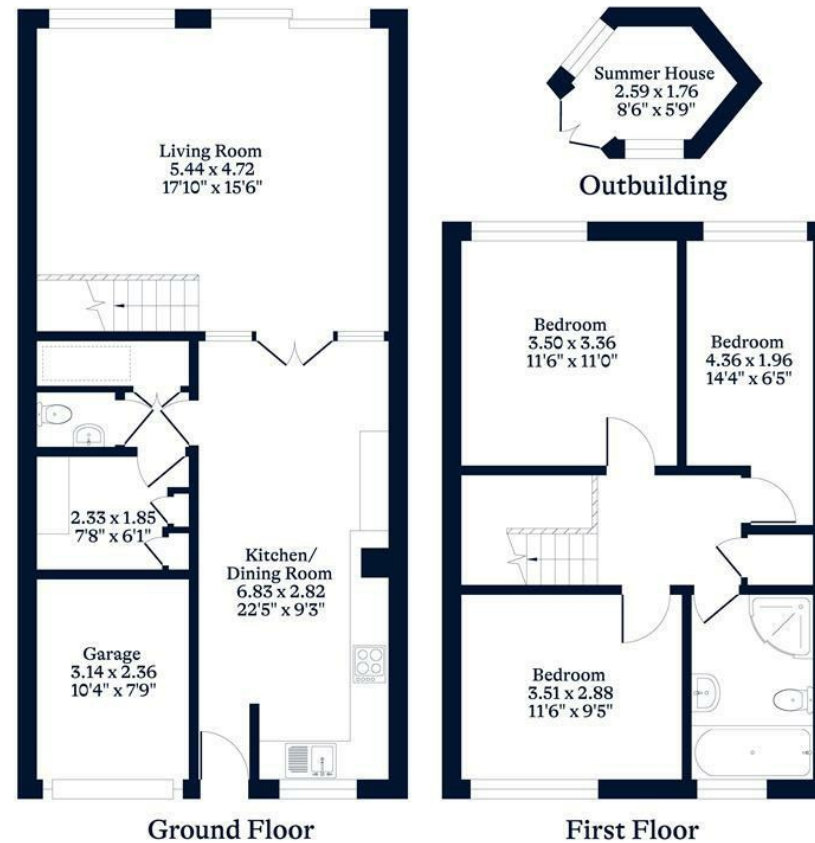
#### APPROXIMATE FLOOR AREA

House - 101.85 sq m - 1096 sq ft  
Garage - 7.39 sq m - 80 sq ft  
Outbuilding - 3.28 sq m - 35 sq ft  
Total - 112.52 sq m - 1211 sq ft  
(Gross Internal Area)

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#### 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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