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# Elm Road, *Windsor*

OSBORNE HEATH

# A three double bedroom, two bathroom character property with a study and utility room.

Downstairs there is a bay-fronted living room, dining room, kitchen, utility room and a downstairs WC.

The first floor has two double bedrooms, one with an en suite shower room, and a modern bathroom with feature freestanding bath and a large walk-in shower. The loft has been converted to a third double bedroom, and a study which has previously been used as a dressing room.

The rear garden faces south east and has a patio, lawn and decking. Neighbours on the road have extended into the side return.

Elm Road is a small residential road within walking distance of the town centre, close to local shops and the Alma public house. 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 - Elizabeth Line) and London Waterloo. Windsor is also convenient for the M4, M25 and Heathrow Airport. The area also has a good selection of state, private and international schools with Oakfield First School, The Lawns Nursery and Windsor Girls School being the closest.

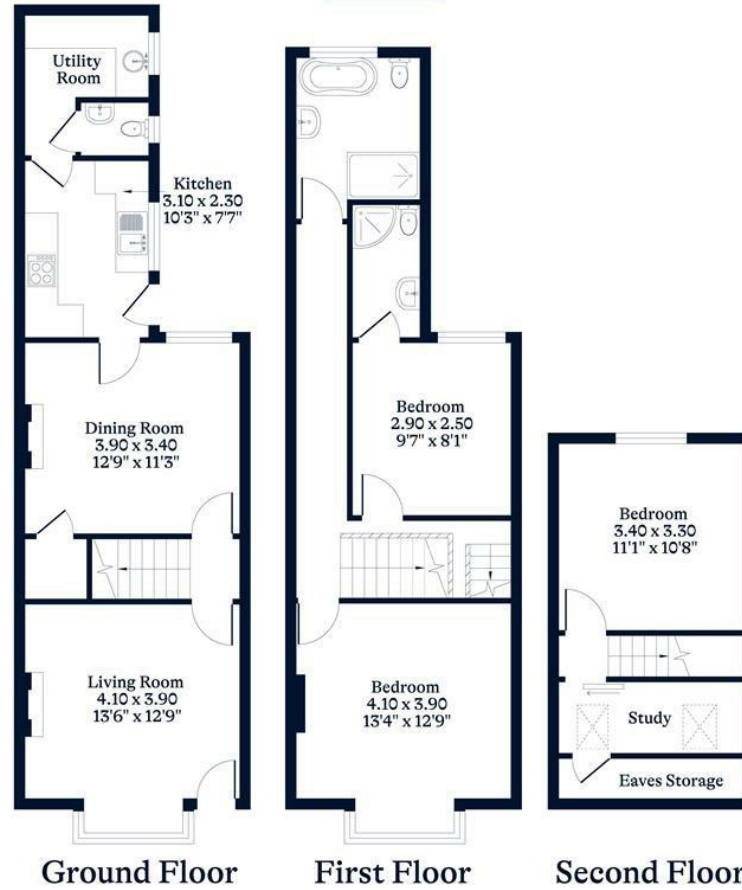
EPC rating C. Council Tax band E.





**APPROXIMATE FLOOR AREA**  
House - 111.70 sq m - 1203 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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