

Emlyn Buildings, Eton

Offers Over £750,000

OSBORNE HEATH



The ground floor has a large living and dining room with a log-burner and wooden floors. The current owners have extended and refurbished the ground floor with a modern shower room and kitchen which leads through to the family room with doors out to the garden. There is also underfloor heating throughout the extension.

Upstairs there are two double bedrooms and a large four piece bathroom with double sinks.

Outside there is patio and grass area as well as an outdoor office and two store rooms, plus two off street parking spaces.

Emlyn Buildings is on Brocas Street, close to Eton high street and by the River Thames. The property is also within a short walk of The Brocas, Eton College, Windsor and Eton Riverside Station, Windsor Castle and local shops and restaurants. By road Eton is convenient for the M4, M25 and Heathrow Airport. The area also has a good selection of state, private and international schools.

Emlyn Buildings

Brocas Street, Eton

- Two Double Bedrooms
- Two Bathrooms
- Two Receptions
- Modern Kitchen
- Garden Studio
- Character
- Parking
- Town Centre
- Close To River

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

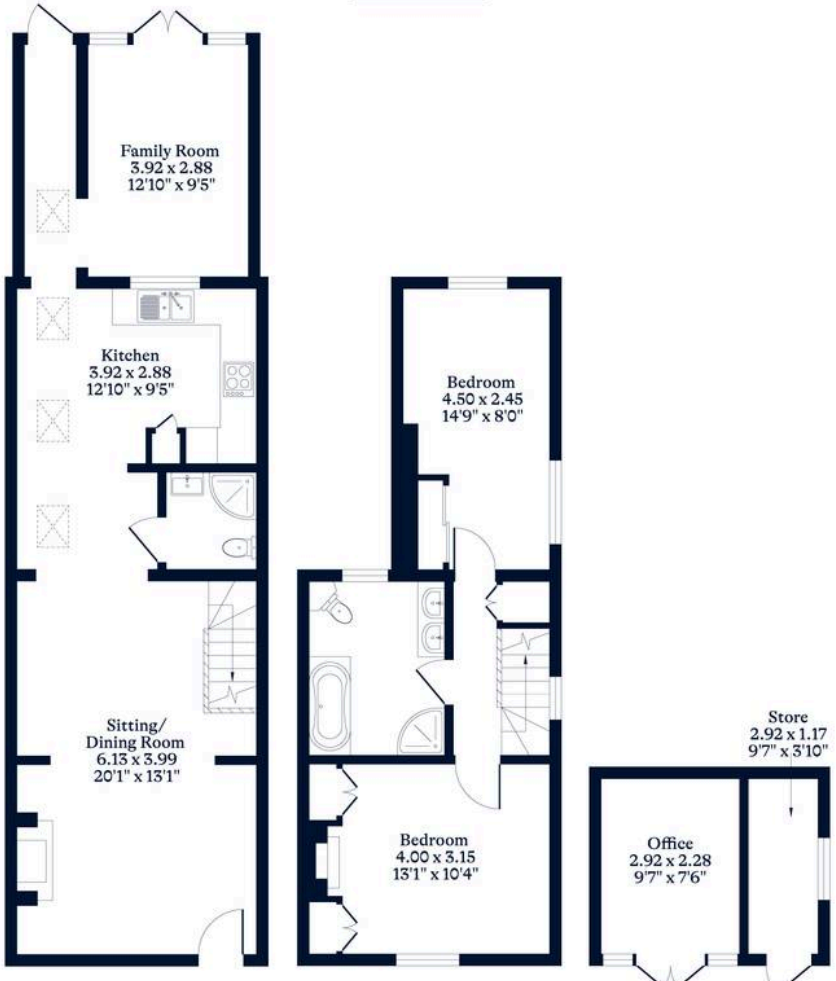






APPROXIMATE FLOOR AREA
House - 95.92 sq m - 1032 sq ft
Outbuilding - 10.44 sq m - 112 sq ft
Total - 106.36 sq m - 1144 sq ft
(Gross Internal Area)

NOT TO SCALE
This plan is for illustration purposes only



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This floor plan has been created by Property Shoot Ltd following the RICS code of measuring and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement.
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