

THO



Brocas Street, Eton  
£600,000

OSBORNE HEATH



The current owner of this period property has refurbished throughout including re-wiring, re-plastering, re-plumbing and a new boiler.

The ground floor has a living room with built-in media centre, kitchen with dining space leading out to the garden, utility area and a downstairs WC.

Upstairs there are three bedrooms, an en suite and a bathroom.

Outside there is a long south facing garden with a patio, lawn, shed and rear gate.

Brocas Street is close to Eton high street and the River Thames. The property is also within a short walk of 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

- Three Bedrooms
- Two Bathrooms
- Extended
- Refurbished
- Utility Area
- Downstairs WC
- South Facing Garden
- Close To Shops
- Close To Station
- No Onward Chain

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



**APPROXIMATE FLOOR AREA**  
House - 76.20 sq m - 820 sq ft  
(Gross Internal Area)



**NOT TO SCALE**  
This plan is for illustration purposes only



[OSBORNEHEATH.CO.UK](http://OSBORNEHEATH.CO.UK)

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Details shown on this floorplan, including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon.