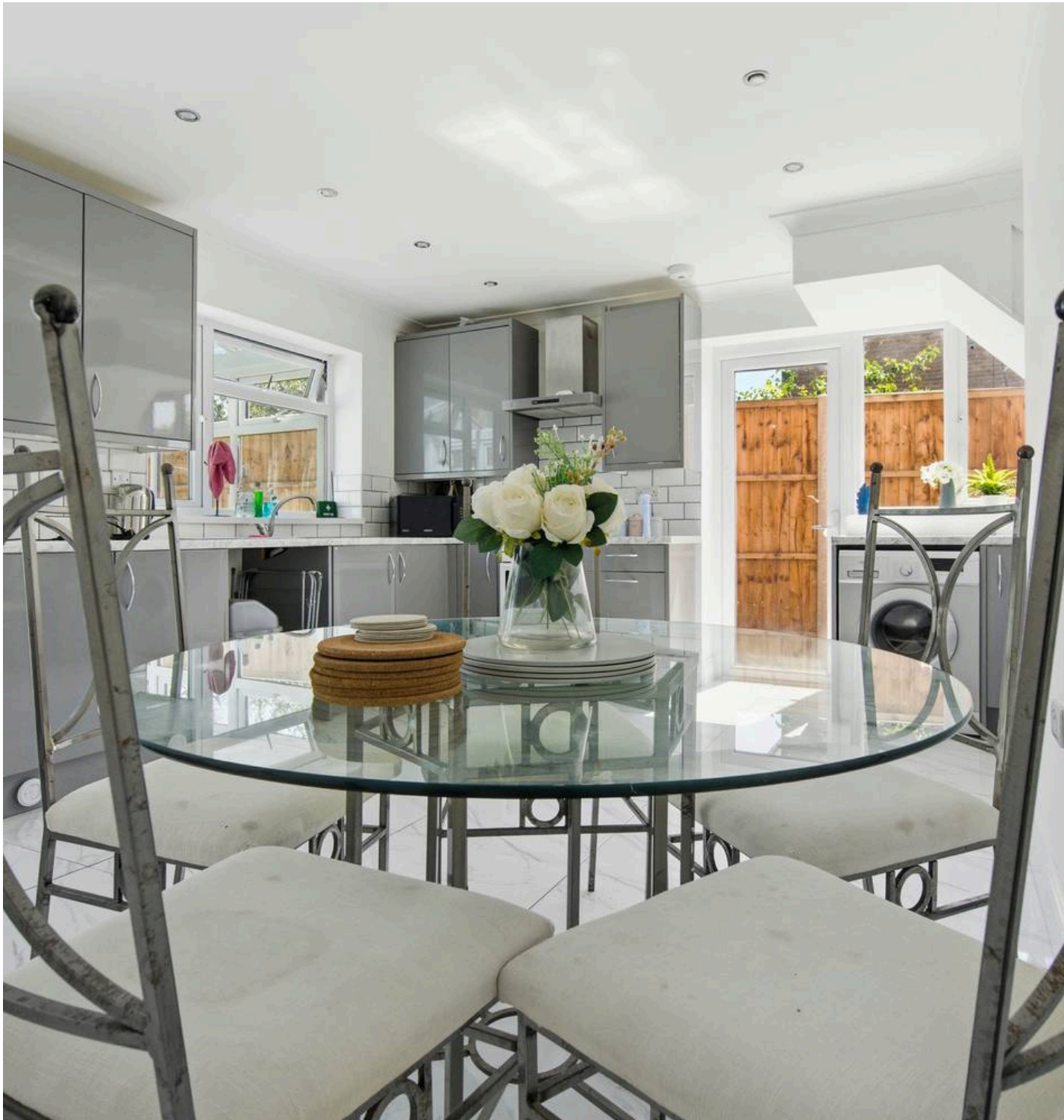


O I H



Smiths Lane, Windsor  
£539,000

OSBORNE HEATH



The ground floor has a living room, modern kitchen with dining area, conservatory and a downstairs WC.

Upstairs there are three bedrooms and a modern bathroom.

To the front of the house is driveway parking. The rear garden had a patio, lawn, large outbuildings and side access.

Smiths Lane is a residential road close to Dedworth Middle School and local shops. Windsor town centre has a wide range of shops and restaurants as well as Windsor Castle, Windsor Great Park, Windsor Racecourse and Legoland. Train stations include Windsor & Eton Central and Windsor & Eton Riverside where trains run to London Paddington (via Slough - Elizabeth Line) and London Waterloo, plus there is bus stop close by including the GoToGate bus service to Heathrow Terminal 5. The area has a selection of well-regarded schools close by including St Edwards, Clewer Green, Windsor Boys and Windsor Girls.

# Smiths Lane

Windsor

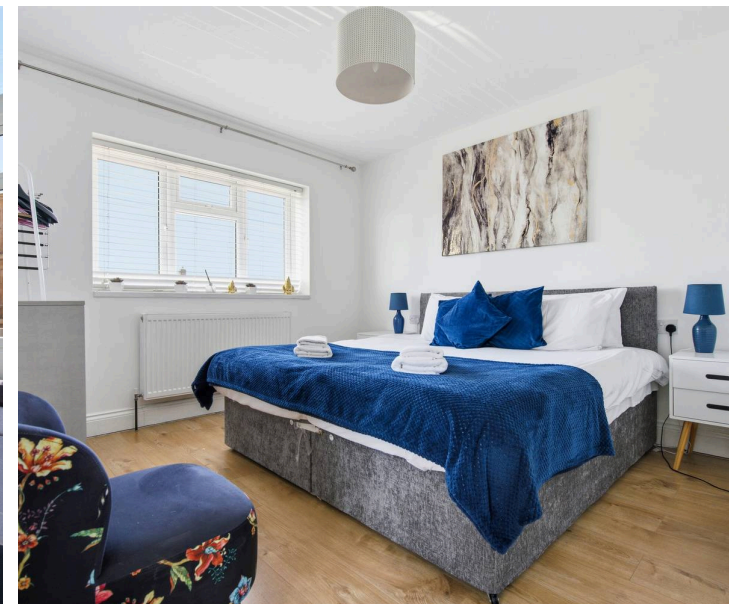
- Three Bedrooms
- Kitchen With Dining Space
- Conservatory
- Outbuilding
- Detached
- Driveway
- Close To Local Schools
- No Onward Chain

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

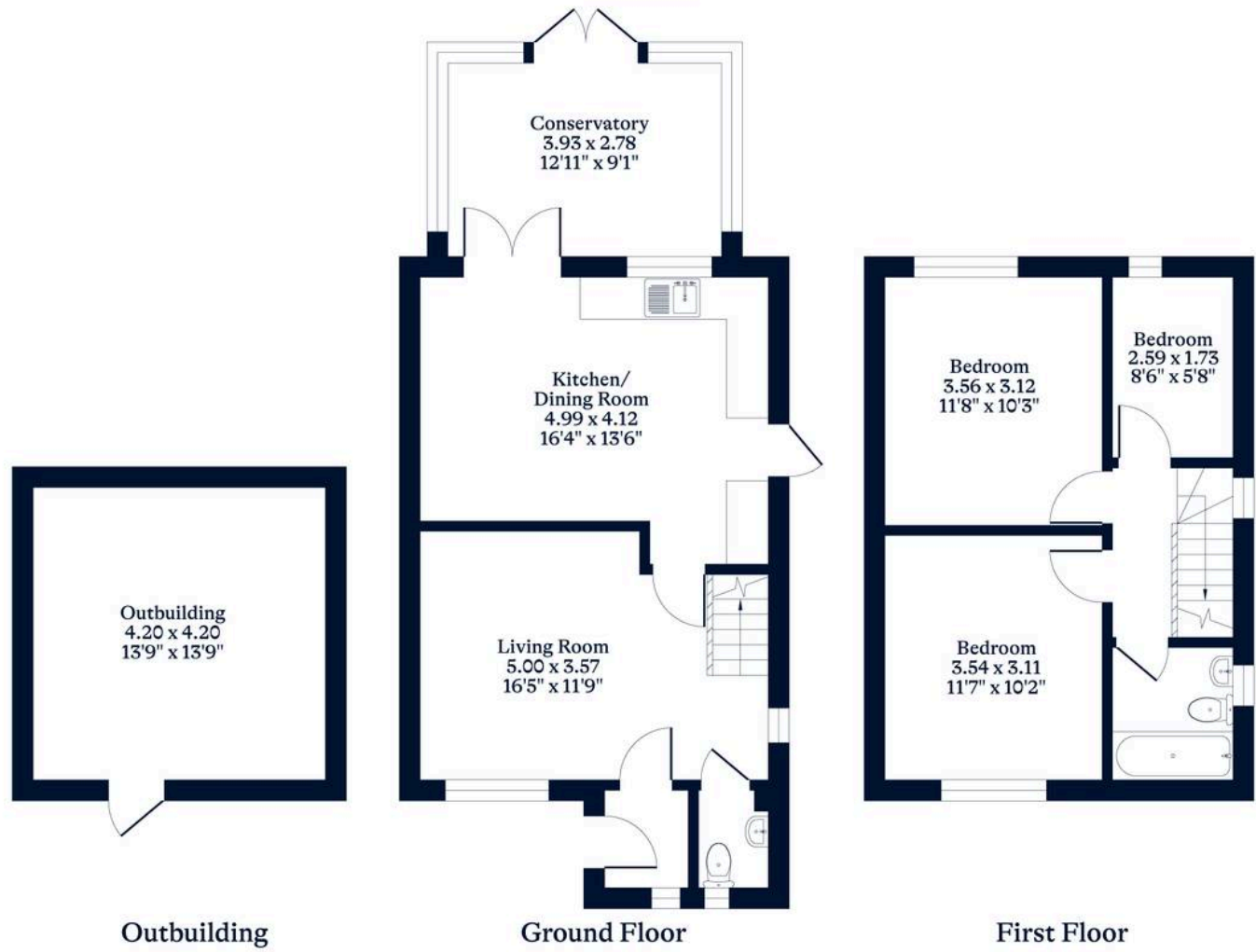
EPC Environmental Impact Rating: B



**APPROXIMATE FLOOR AREA**

House - 87.94 sq m - 946 sq ft  
Outbuilding - 17.64 sq m - 190 sq ft  
Total - 105.58 sq m - 1136 sq ft  
(Gross Internal Area)

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



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

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. 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.