



Exceptional family home, conveniently located for Windsor town centre

Bolton Crescent, Windsor, Berkshire, SL4

£3,995 pcm plus fees apply, Unfurnished
Available from 01.02.2020



3 reception rooms • kitchen/breakfast room • 4 bedrooms & 3 bathrooms • integral garage & off-road parking • gardens • conveniently located for town centre

Local Information

Bolton Crescent is a popular and well-regarded road conveniently situated close to Windsor town centre and its excellent range of shopping and leisure facilities, the Long Walk and Windsor Great Park. Rail connections to both London Waterloo and London Paddington (via Slough) are available from Windsor's two stations; the nearby M4 (J6) provides access to Heathrow, Central London, the West Country and the M25. Educational opportunities are excellent and include St. George's Windsor Castle, Brigidine and Upton House in Windsor, St. Mary's and Papplewick in Ascot, and Eton College. Sporting/leisure amenities available in the area include golf at Sunningdale and Wentworth; horse riding and polo in Windsor Great Park; horse racing at Windsor and Ascot; boating on the River Thames.

About this property

An immaculately presented property that combines modern and period features to create a stylish family home. It is suited to both family living and entertaining with the principal rooms opening off the welcoming reception hall and presents an excellent opportunity for those seeking a property of immense character. Features include under-floor heating in the kitchen/breakfast room, drawing room, dressing room and bathrooms; original window frames with double glazing; and oak flooring in the principal reception rooms and hall, The accommodation is light

and airy and of particular note is the drawing room, boasting a wood burning stove and a wall of bi-folding doors that open the room out to the patio and garden, and the spacious kitchen/breakfast room, fitted with a comprehensive range of units, granite work surfaces and integral appliances and benefiting from a walk-in pantry. The first floor accommodation is equally as light and airy and is arranged to provide a master bedroom with an en suite dressing room and bathroom, 3 further bedrooms, two of which enjoy access to a Jack and Jill bathroom, and a shower room.

To the front, the garden is laid to lawn with an adjoining driveway leading to the garage and providing off-road parking. The lawned garden to the rear features a large paved patio that is ideal for 'al fresco' dining/relaxation and is sheltered by the natural contours of the house.

Furnishing

Unfurnished

Local Authority

Windsor & Maidenhead District Council, Maidenhead

Energy Performance

EPC Rating = D

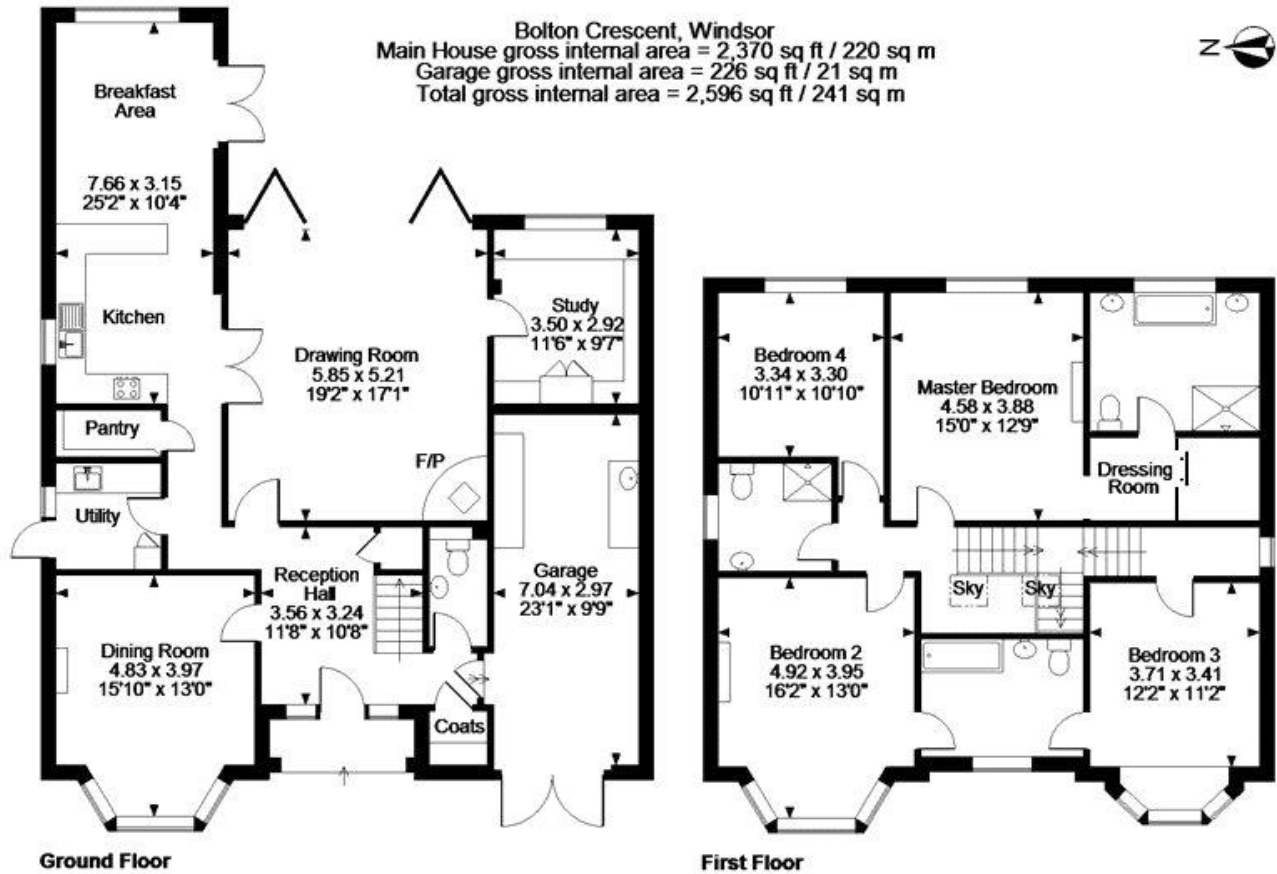
Viewing: All viewings will be accompanied and are strictly by prior arrangement through Savills Windsor Lettings Office. Telephone: +44 (0) 1753 834 666.





Bolton Crescent, Windsor, Berkshire, SL4
Gross Internal Area 2370 sq ft, 220 m²

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The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	64
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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*There are different rules and fees for different tenancy types. For details of our fees and charges go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide. Hard copy available on request. . 20191129AD00

