



Fine four bedroom contemporary townhouse

3 The Gables, Eton, Berkshire SL4 6PE

Freehold



Reception hall • 2 reception rooms • kitchen/breakfast room • 4 bedrooms (2 en suite) • family bathroom • cloakroom • off-road parking • garden

Local information

3 The Gables is set in the grounds of a stunning Victorian building which dates from 1843. The development is located close to the highly desirable village of Eton and Eton Wick both which have local shopping facilities with more extensive amenities in Windsor and Maidenhead. The house is close to the conservation area of Dorney common and Dorney Wetlands are a haven for wildlife offering pleasant walks and horse riding with views across to Windsor Castle. Local footpaths lead across Eton Great common to Windsor with additional footpaths leading to the Jubilee River which also offers additional opportunities to enjoy the riverside.

For the commuter the motorway network can be accessed at M4 (J7). Rail access to London Waterloo is available from both Windsor and Datchet and access to London Paddington is available from Taplow, Maidenhead or Slough. The area is also known for its extensive educational opportunities which include Dorney School, Burnham Grammar School, Claires Court School, Eton College, St.George's and Eton End.

About this property

3 The Gables is a beautifully presented contemporary townhouse set in a gated development which overlooks Eton Great Common. South easterley Views towards Windsor Castle.

On the ground floor the stylish kitchen/breakfast room is a feature. It has a comprehensive range of sleek modern units, integrated appliances and a central island with breakfast bar. This room also has capacity for either a dining table or casual seating. It has doors that open the room out onto the garden terrace. This floor is completed by a front facing dining room, utility cupboard with laundry plumbing and a cloakroom.

On the first floor is a spacious drawing room with south-easterly views across to Windsor. The main bedroom has sleek fitted wardrobe, a dressing area and a superb en suite bathroom.

On the second floor are three further beautifully presented bedrooms, one with en suite shower room and a family bathroom. The owners have also installed a proper loft hatch with pull-down ladder.

The private garden has a sun terrace adjoining the house creating a great space from the kitchen for outdoor entertaining.

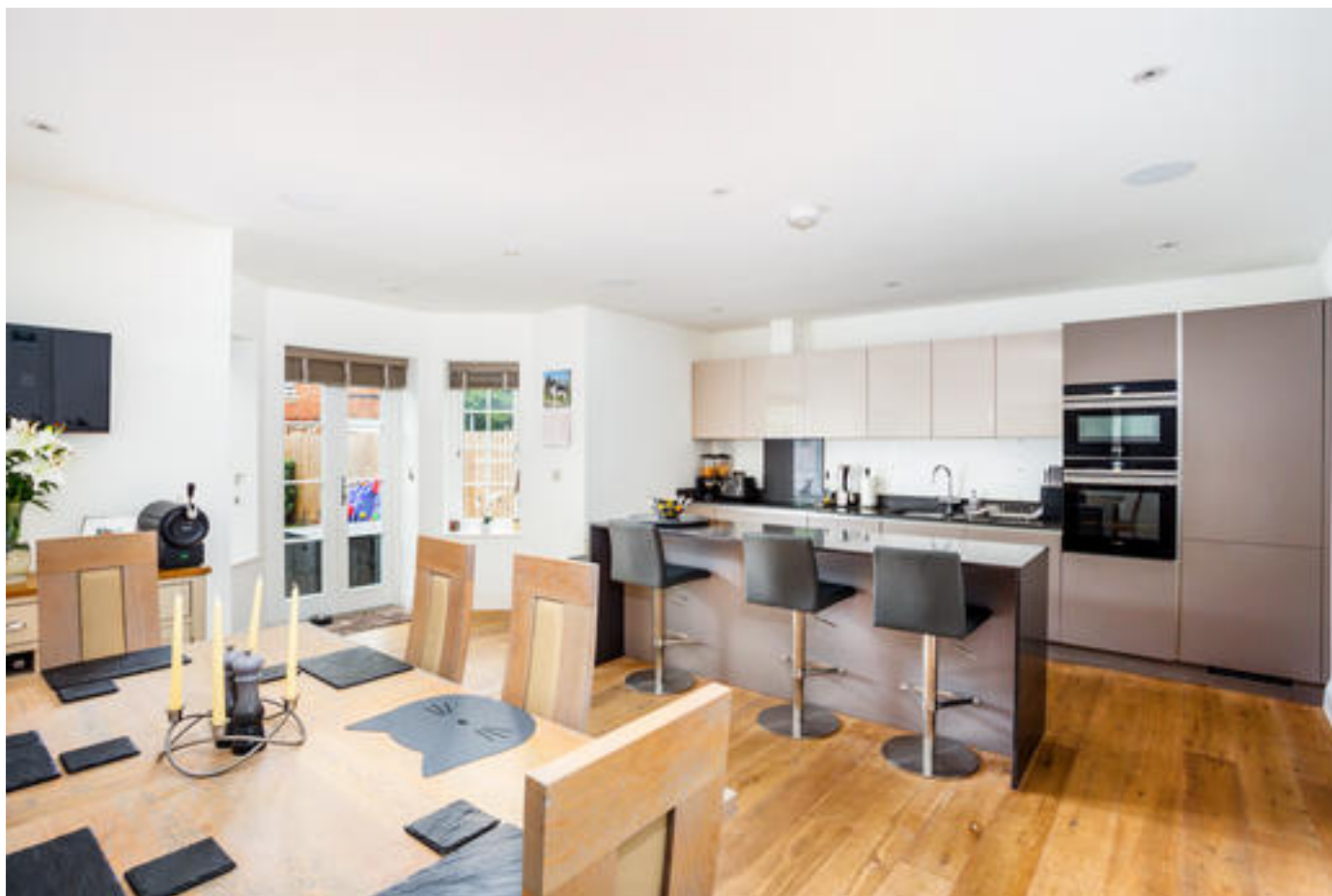
To the front of the property are two gravel parking spaces. Access to The Gables development is via secure electric gates.

Tenure

Freehold

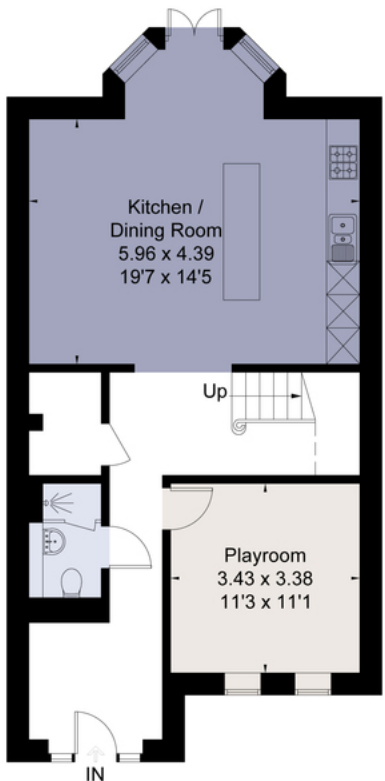
Local Authority

Royal Borough of Windsor & Maidenhead

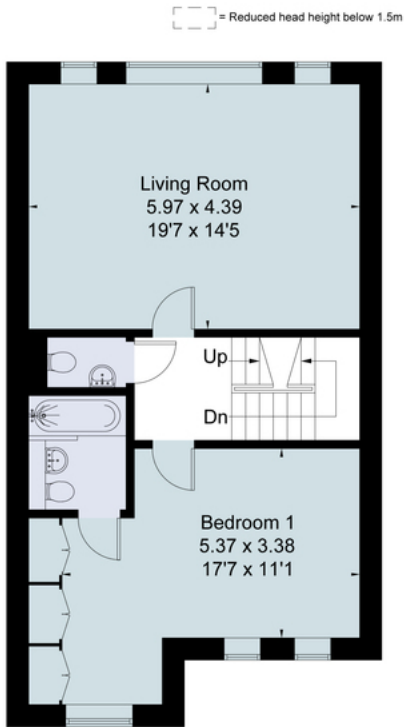




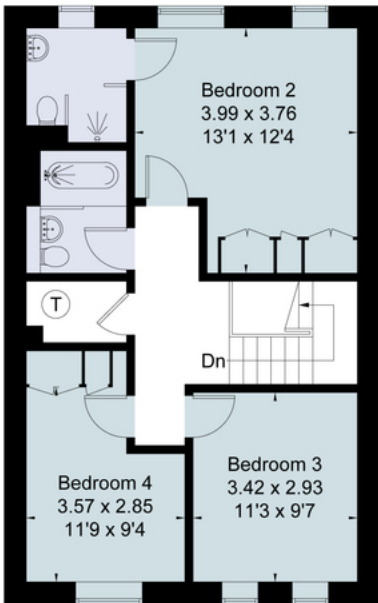
Approximate Area = 191.3 sq m / 2059 sq ft
Including Limited Use Area (6.2 sq m / 64 sq ft)
For identification only. Not to scale.
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Ground Floor



First Floor



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	90
(69-80) C		
(55-68) D		
(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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