



Stylish period house in a highly desirable location

18 Queens Road, Windsor, Berkshire SL4 3BH

Freehold

savills

Reception hall • 2 reception rooms • kitchen/dining room • 4 bedrooms (1 en suite) • family bathroom • cloakroom • garden

Local information

A historic location to be proud of, Windsor's royal links are well documented and the Castle serves as a timely reminder as it overlooks the ancient town. Today Windsor is a fantastic shopping centre, a great place to go out for fine dining and provides many select schooling opportunities for children of all ages. Queens Road is a popular road, conveniently located for the excellent range of amenities that Windsor offers.

Road connections are good with the M4 (Junction 6) providing access to Heathrow, Central London, the West Country and the M25, which in turn links with the M3 and M40. Rail services to London Waterloo are available from Windsor & Eton Riverside station, journey time from 55 minutes and to London Paddington (via Slough) from Windsor Central station journey time from 41 minutes.

A wide variety of sporting and leisure facilities are available for the whole family including a well-regarded leisure centre, numerous parks, The Long Walk which is nearby and Legoland Windsor. There is golf at Sunningdale and Wentworth; horse racing at both Windsor and Ascot; horse riding and polo in Windsor Great Park; and boating and rowing on some stretches of the River Thames.

About this property

This is a beautifully presented four bedroom Victorian terraced

house. It has been elegantly styled enhancing the period proportions creating a modern family home.

The ground floor has an inviting sitting room with front facing bay window and striking feature fireplace. The family room has an attractive period fireplace and bespoke display shelving/ storage. The heart of this house is the sleek contemporary kitchen with a comprehensive range of units, integrated appliances and large central island with breakfast bar. Two skylights provide additional natural light and bi-folding doors open out from the dining space to the garden terrace. A cloakroom completes this floor.

The first Floor features a pretty main bedroom with bay window, period fireplace and built-in wardrobes. Two further beautifully presented bedrooms and a modern family bathroom complete this floor. On the second floor is a further double bedroom with a modern en suite shower room.

To the rear of the property is a southerly facing garden with paved terrace and lawn. This is a lovely space for outdoor entertaining. To the front of the property is a low wall with wrought iron gate.

Tenure

Freehold

Viewing

Strictly by appointment with Savills





18 Queens Road, Windsor, Berkshire SL4 3BH

Gross internal area (approx) 1590 sq ft



savills

savills.co.uk

Suzy Lambert

Savills Windsor

01753 834 600

windsor@savills.com

Approximate Area = 147.7 sq m / 1590 sq ft
Including Limited Use Area (3.5 sq m / 38 sq ft)
For identification only. Not to scale.
© Fourwalls



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(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	

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 02021162 Job ID: 147631 User initials: JF

