



Fine period terrace house with contemporary décor

423 St. Leonards Road, Windsor, Berkshire SL4 3DT

Freehold



sitting/dining room • kitchen • 3 bedrooms (1 en suite)
• family bathroom • garden • off-street parking

Local information

St.Leonards Road is conveniently situated for access to local amenities and Windsor town centre (approximately 0.78 miles) which offers an excellent range of shopping and leisure facilities.

Rail connections are available to London (Waterloo) from Windsor & Eton Riverside Station (journey times from 58 minutes) and to London (Paddington) from Windsor Central Station (via Slough) (journey times from 38 minutes). Road connections are good with the M4 (J6) providing access to Heathrow, Central London, the West Country and the M25.

Sporting amenities include golf at Datchet, Sunningdale and Wentworth; horse riding in Windsor Great Park; horse racing at Windsor and Ascot; boating on the River Thames.

There is extensive schooling in the area, both state and independent, and a wealth of leisure facilities for the whole family including numerous parks, The Long Walk which is nearby as well as Legoland Windsor.

About this property

423 St. Leonards Road is a delightful period property which is beautifully set in a popular residential location within one mile of Windsor Town centre and The Long Walk.

On the ground floor the open plan sitting/dining room has modern décor, two period fireplaces and also incorporates

bespoke under stair storage. The kitchen has a comprehensive range of sleek units and drawers, underfloor heating, integrated appliances and peninsular with breakfast bar seating. It also has direct garden access and a skylight for increased natural light. The floor is completed by a modern family bathroom with underfloor heating.

On the first floor are two beautifully presented bedrooms. On the second floor the superb main bedroom has a contemporary en suite shower room. This room has an exposed brick feature wall and a Juliet balcony which offers far reaching views.

The charming south facing rear garden has been beautifully designed. Adjoining the house is a paved sun terrace ideal for outdoor entertaining. A path leads through well-stocked beds edged with formal topiary. This has combined varied foliage and vibrant flowers to great effect. The lawn leads to the paved rear terrace. To the front of the property there is off-road parking.

Tenure

Freehold

Local Authority

Royal Borough of Windsor & Maidenhead

Viewing

Strictly by appointment with Savills





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Gross internal area (approx) 958 sq ft

Suzy Lambert
Savills Windsor
01753 834 600
windsor@savills.com



savills

savills.co.uk

Approximate Area = 89.0 sq m / 958 sq ft
Including Limited Use Area (5.8 sq m / 62 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
(69-80) C			
(55-68) D		68	
(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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