



## Fine detached period house in central Windsor

26 Grove Road, Windsor, Berkshire SL4 1JQ

Freehold



Reception hall • sitting/dining room • kitchen • study • 3 bedrooms (1 en suite) • shower room & cloakroom • garden • self contained studio apartment

#### Local information

Grove Road is set in heart of Windsor town centre, which offers an excellent range of shopping and leisure facilities. The quaint historic town of Eton lies just across the river and is accessible on foot, via Windsor & Eton Bridge.

Rail connections to London (Waterloo) (approximately 68 minutes) and Paddington (via Slough) (approximately 38 minutes) are available from Windsor & Eton Riverside and Windsor Central, respectively. Road connections are good with access to the M4 being available via Junction 6.

Sporting and leisure facilities in the area are varied with horse racing at both Windsor and Ascot; horse riding, polo and cycling in Windsor Great Park; golf at Sunningdale and Wentworth; tennis at Windsor and Maidenhead; rowing and boating on the River Thames.

An extensive range of schools area including St George's and Upton House in Windsor; Eton College; St. John's Beaumont in Old Windsor; Bishopsgate; Papplewick and Heathfield in Ascot; Lambrook in Winkfield Row.

#### About this property

This is a fine detached period house which has combined period proportions and contemporary styling. This has created a highly desirable town centre home.

The ground floor has a large reception room ideal as a combined sitting/dining room. It has a front facing bay window, wood floor, bespoke display shelving and feature fireplace. The spacious kitchen has a comprehensive range of cabinets, underfloor heating, marble floor, appliances and French doors opening on to the garden terrace.

On the first floor the front facing main bedroom has fitted wardrobes and an en suite bathroom. Bedroom two is a double bedroom with feature fireplace and built in wardrobes. Bedroom three is a double bedroom. A shower room completes this floor. There is also access to the loft which has insulation and velux windows.

The studio apartment has its own separate entrance to the front of the property. A large space combining kitchen/sitting room/bedroom with French doors opening to the rear and a modern shower room.

To the front of the property is a low-level brick wall with ornate black railings with steps leading down to the studio apartment. The rear garden is partly-walled with a large paved sun terrace perfect for outdoor entertaining. The remaining garden is laid to lawn with mature shrub borders. There are large gates from the garden leading to a shared driveway, which could provide off-road parking on the terrace if required.





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**Gross internal area (approx)** 1751 sq ft

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Approximate Area = 162.7 sq m / 1751 sq ft  
 Including Limited Use Area (2.2 sq m / 24 sq ft)  
 For identification only. Not to scale.  
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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) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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