



Superb Grade II listed townhouse in a premier location

**33 Park Street, Windsor, Berkshire SL4 1LB**

Freehold

savills



Drawing/dining room • kitchen/breakfast room • 4 bedrooms (1 en suite) • family bathroom • cloakroom • garden terrace • residents permit parking

#### Local information

Situated only a few metres from the entrance to the Long Walk and in the shadow of the Royal Mews of Windsor Castle. Windsor town centre offers an extensive range of shopping amenities.

Rail connections to London (Waterloo) (approx. 68 minutes) and Paddington (vi a Slough) (approx. 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.

Schools in the area include Upton House, St George's School Windsor Castle in Windsor, Eton College in Eton and St George's, St Mary's and Papplewick in Ascot.

A wide variety of sporting pursuits is available namely, horse racing at Windsor, golf at Sunningdale and Wentworth, horse riding and polo in Windsor Great Park and boating on the River Thames.

#### About this property

An elegant Grade II listed townhouse which backs onto the Crown Estate with views great views onto Windsor Castle. This property retains its period charm blended beautifully with elegant décor creating a highly desirable house on one of Windsor's premier roads set adjacent to Windsor Castle.

On the ground floor the spacious drawing/dining room has double aspect views, feature fireplace

and bespoke cabinetry. The kitchen is fitted with a comprehensive range of sleek modern units, integrated appliances and breakfast bar. A cloakroom completes this floor.

On the first floor the principal bedroom has a balcony with steps leading down to the garden and lovely views towards the Windsor Castle. There are two further well presented bedrooms and a modern family bathroom on this floor.

On the second floor is a further bedroom which has fitted wardrobes and a modern en suite bathroom.

To the rear of the property the decked garden is lovely space for outdoor entertaining.

#### Services

Mains gas, electricity & water

#### Tenure

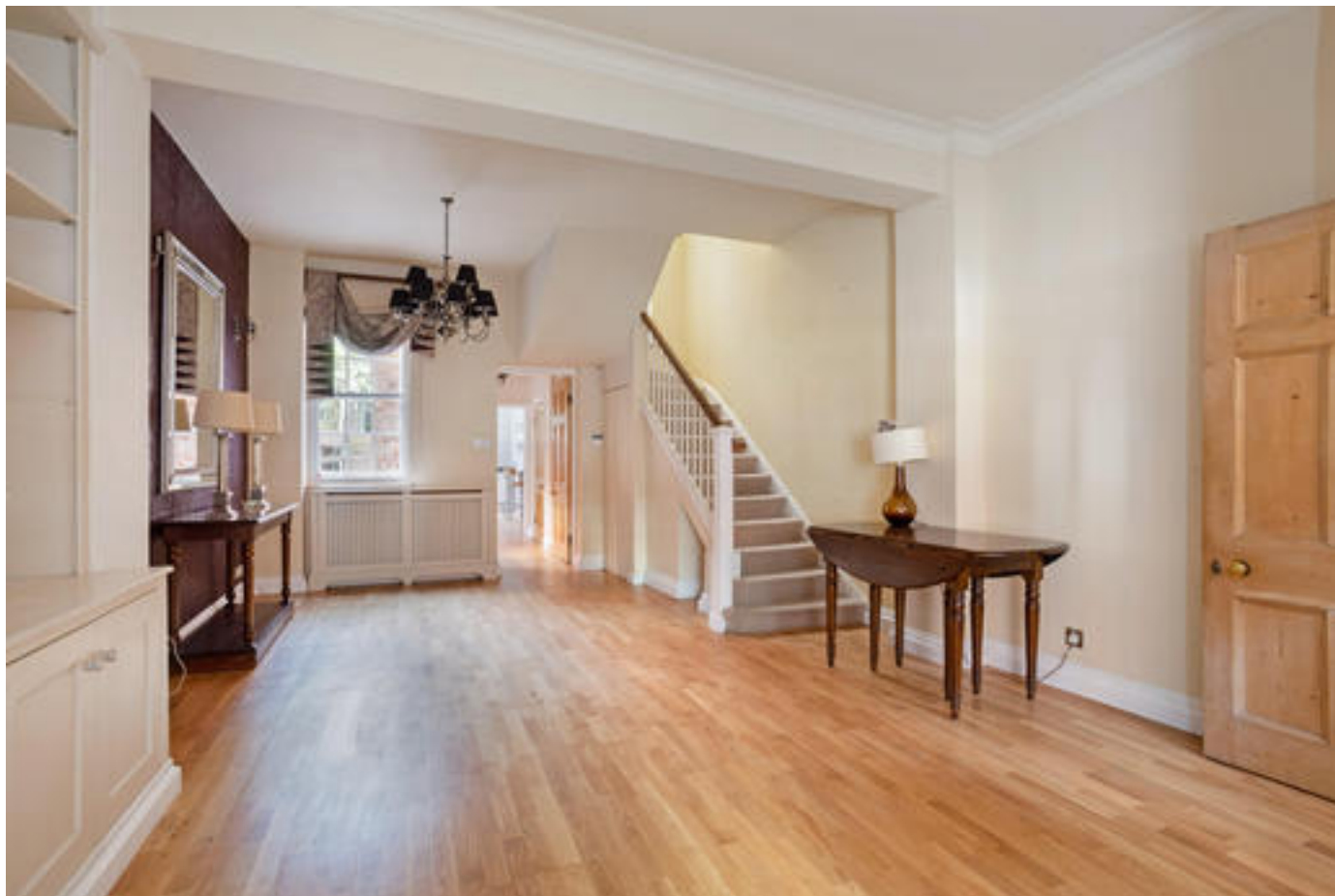
Freehold

#### Local Authority

Royal Borough of Windsor & Maidenhead

#### Viewing

Strictly by appointment with Savills







**33 Park Street, Windsor, Berkshire SL4 1LB**

Gross internal area (approx) 1503 sq ft

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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>			
(69-80) <b>C</b>			<b>81</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>48</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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