



Modern townhouse in central Windsor with parking

44 St.Leonards Avenue, Windsor, Berkshire SL4 1HX

Freehold



Reception hall • Sitting room • Kitchen • 2 Bedrooms • Shower room • Cloakroom • Off-street parking

Local information

St. Leonards Avenue is a popular road, conveniently located for the excellent range of shopping, leisure and recreational amenities that Windsor offers.

There is extensive schooling in the area, both state and independent.

Road connections are good with the M4 (Junction 6) providing access to Heathrow, Central London, the West Country and the wider motorway network. Rail services to London Waterloo are available from Windsor & Eton Riverside station and to London Paddington (via Slough) from Windsor Central station.

A wide range of sporting and leisure amenities are available with golf at Datchet, Maidenhead and Sunningdale; horse riding in Windsor Great Park; horse racing at Windsor and Ascot; boating on the River Thames.

About this property

This is a townhouse set in the heart of Windsor. This is a modern home with contemporary décor which has the advantage of an off-street parking space.

The ground floor features a reception hall with tiled floor leading to an attractive oak clad staircase. Kitchen with tiled floor, a great range of modern units, integrated appliances and French doors to the garden. A cloakroom with ample space for coat storage.

On the first floor, there are French doors opening into the spacious front facing sitting room. A luxury shower room with twin vanity sinks. The bathroom also incorporates a fully plumbed laundry cupboard.

On the second floor, there is the landing with large linen cupboard. Master bedroom with front facing views and bedroom two with skylight, currently used as a study.

To the front of the property is paved parking space. To the rear the charming garden has a storage shed and paved terrace with raised well planted beds which has created the perfect space for outdoor entertaining.

Tenure

Freehold

Local Authority

Royal Borough of Windsor & Maidenhead

EPC rating = C

Viewing

Strictly by appointment with Savills





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Gross internal area (approx) 830 sq ft

Charles Fraser-Sampson

Savills Windsor

01753 834 600

windsor@savills.com

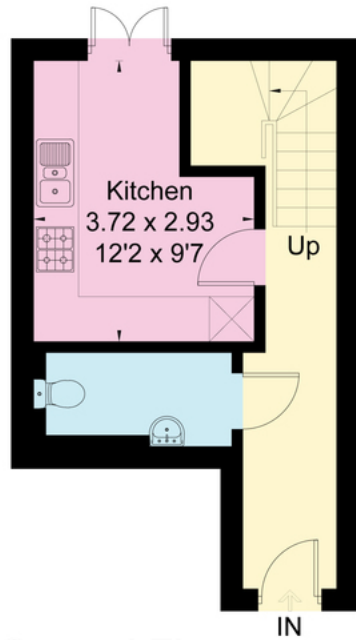


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Approximate Area = 77.1 sq m / 830 sq ft (Excluding Void)
Including Limited Use Area (1.2 sq m / 13 sq ft)
For identification only. Not to scale.
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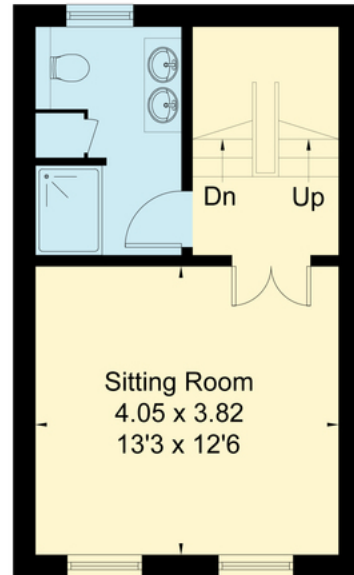


= Reduced head height below 1.5m



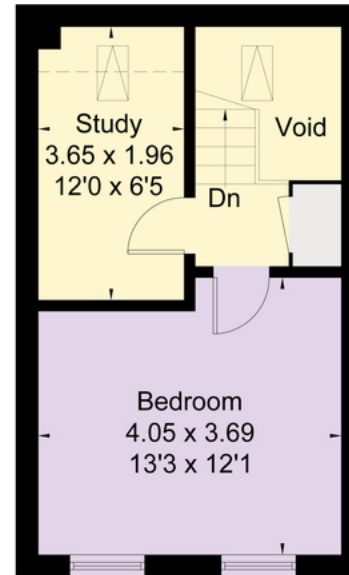
Ground Floor

Area = 23.4 sq m / 252 sq ft



First Floor

Area = 28.5 sq m / 307 sq ft



Second Floor

Area = 25.2 sq m / 271 sq ft
(Limited Use Area = 1.2 sq m / 13 sq ft)

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			87
(69-80) C		75	
(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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