



## SUPERB FAMILY HOME SET IN HIGHLY DESIRABLE LOCATION

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8 FAIRLAWN PARK, ST. LEONARDS HILL, WINDSOR SL4 4HL

Freehold



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## 8 FAIRLAWN PARK ST. LEONARDS HILL, WINDSOR SL4 4HL

Hallway ♦ 3 Reception rooms ♦ Kitchen/  
breakfast room ♦ 4 Bedrooms ♦ 2  
Bathrooms ♦ 2 Cloakrooms ♦ Double  
garage ♦ Garden ♦ EPC rating = D

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### Situation

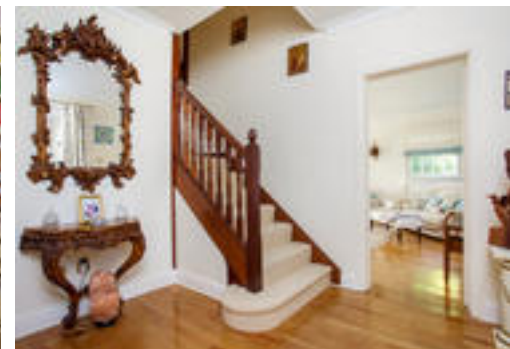
Fairlawn Park is situated on the sought after St. Leonards Hill which is located approximately two miles from Windsor town centre. Windsor offers a fine choice of shops, bars, restaurants and an extensive range of schooling both private and state. For the commuter, road travel is excellent with the M4 (J6) nearby providing access to the motorway network. Rail communications are also convenient with Windsor's two stations.

### Description

8 Fairlawn Park is an attractive family house with a flint and brick façade. The property has a flowing layout, with wooden flooring throughout, which is ideally suited to both formal entertaining and family life. This house has a welcoming ambiance and classic décor which has created a highly desirable home.

### Ground Floor

- Reception hall
- Spacious triple aspect sitting room with ornamental feature fireplace and sliding door





opening on to the garden

- Study with views over the garden
- Dining room with front facing view and bi-fold doors linking this room to the kitchen
- Kitchen with an extensive range of country style units, integrated Miele appliances including dishwasher, fridge freezer and microwave, granite work surfaces and space for breakfast dining
- Utility room with a range of units, laundry plumbing and garden access
- Cloakroom

#### First Floor

- Spacious master bedroom with double aspect views, fitted wardrobes and en suite bathroom
- Three further beautifully presented bedrooms all with built-in wardrobes (1 with cloakroom)
- Family bathroom

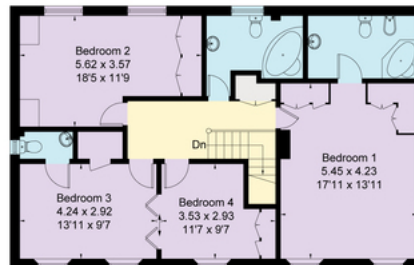
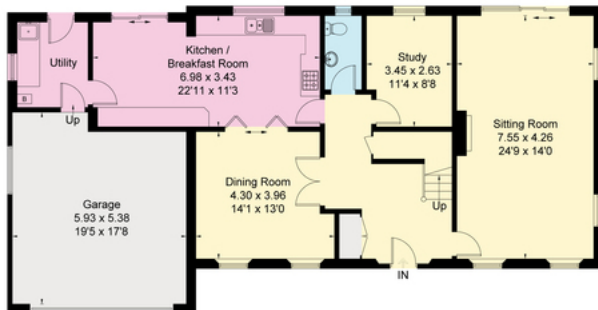
To the front of the property is access to the double garage and a thoughtfully planted front garden. The well-stocked beds create a wonderful first impression. To the rear of the property the stunning terraced landscaped gardens have been well-maintained. The garden beautifully combines mature trees, well-stocked borders, raised borders, water feature and variegated planting. This has created a charming space which can be best enjoyed from the paved terrace adjoining the house. There is also a Wendy house and garden shed.

#### Viewing:

Strictly by appointment with Savills



Approximate Area = 205.7 sq m / 2214 sq ft  
 Garage = 30.3 sq m / 326 sq ft  
 Total = 236 sq m / 2540 sq ft  
 Including Limited Use Area (1.8 sq m / 20 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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