



Newly renovated Grade II listed house in prime location

30 Park Street, Windsor, Berkshire SL4 3LB

Freehold



Reception hall • 3 reception rooms • kitchen • 3 bedrooms • 3 bathrooms • utility room • cloakroom • landscaped garden

Local information

Park Street is ideally placed to enjoy The Long Walk and all that Windsor has to offer. This central location is ideal for accessing the fine choice of shops, bars and restaurants.

For the commuter, road travel is convenient with the M4 (J6) nearby for access to Heathrow Airport & Central London. For the rail traveller, Windsor and Eton Central offers services to London Paddington (via Slough) and Windsor and Eton Riverside with services to London Waterloo.

Sporting and leisure facilities in the region include golf at Wentworth, Sunningdale, The Berkshire & Swinley Forest golf clubs, horse racing at Windsor and Ascot, polo at the Royal Country of Berkshire Polo Club and Guards Polo Club, rowing at Maidenhead Rowing Club, Dorney Lake and Henley.

Educational opportunities are extensive and include St. George's Windsor Castle and Upton House in Windsor, St. George's, St. Mary's, Heathfield and Papplewick in Ascot, Lambrook in Winkfield Row, Eton College, Wellington College in Crowthorne and Royal Holloway in Egham. TASIS and ACS, both international schools, are also located in Egham.

About this property

This is an elegant Grade II listed property which has been completely refurbished by the current owners, who have an extensive background in property

renovations. This has created a home which combines period features alongside contemporary styling creating a highly desirable town centre residence.

The ground floor has a reception hall with French doors opening into the southerly facing drawing room with feature fireplace. The dining room flows easily into the kitchen and brand new utility room. The kitchen has been equipped with a range of modern units and integrated appliances. The utility/boot room has a range of fitted units, laundry plumbing, sky lights and access to the garden. The snug and guest cloakroom complete the accommodation on this floor.

On the first floor there is a master bedroom with attractive feature fireplace, dressing area, stylish en suite with freestanding bath, separate shower and decorative floor tiles. The second bedroom has a en suite bathroom and a glazed seating area with views over the garden and Windsor Castle.

On the second floor is a further bedroom with feature fireplace, views over Park Street and a bathroom.

To the rear of the property the newly landscaped terraced garden has a paved sun terrace, lawn and raised bed containing two new beech trees. Ideal outdoor space to enjoy and entertain.

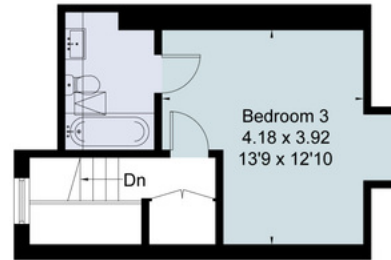
Tenure

Freehold

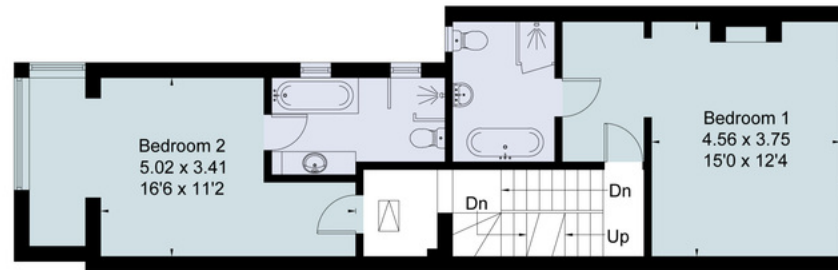




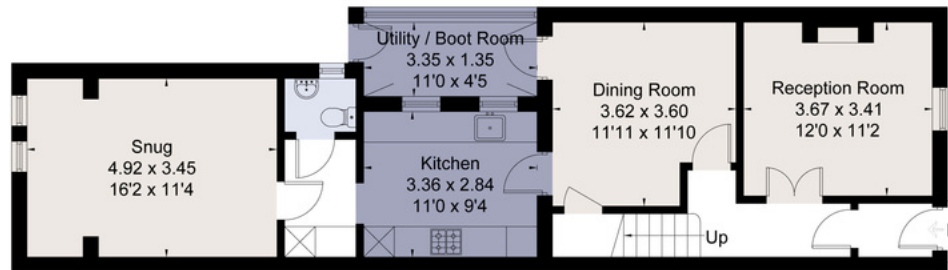
Approximate Area = 166.4 sq m / 1791 sq ft
Including Limited Use Area (2.1 sq m / 23 sq ft)
For identification only. Not to scale.
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Second Floor



First Floor



Ground 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			82
(69-80) C			
(55-68) D		67	
(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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