



Detached period family home with off road parking.

23 Helena Road Windsor, Berkshire SL4 1JN

Freehold



Reception hall • 3 reception rooms • Master bedroom with en-suite • 4 further bedrooms (1 on the second floor) • family bathroom • off street parking • rear courtyard garden

Local information

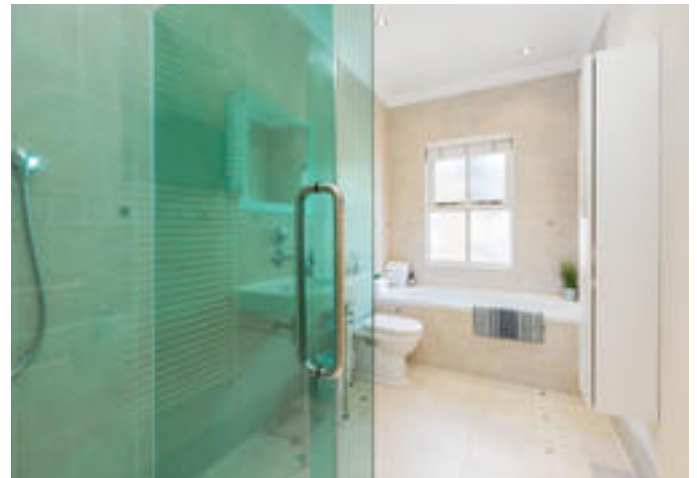
Helena Road is situated within the desirable "Golden Triangle" area in Windsor Town Centre, which offers an excellent range of shopping and leisure facilities. There are British Rail connections from Windsor to London Waterloo and London Paddington (via Slough) and the M4 is available via junction 6, which in turn provides access to the M25 and Heathrow Airport. Sporting facilities in the area include a number of golf courses, including Wentworth and Sunningdale, horse racing at Windsor and boating on the River Thames. Educational opportunities are extensive and include St. George's Windsor Castle and Upton House in Windsor, St. George's, St Mary's and Papplewick in Ascot, and Eton College. TASIS and ACS, both international schools, are located in Egham.

About this property

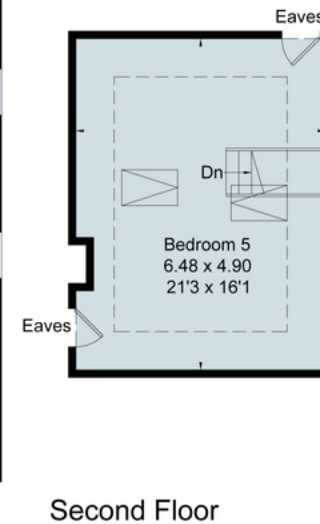
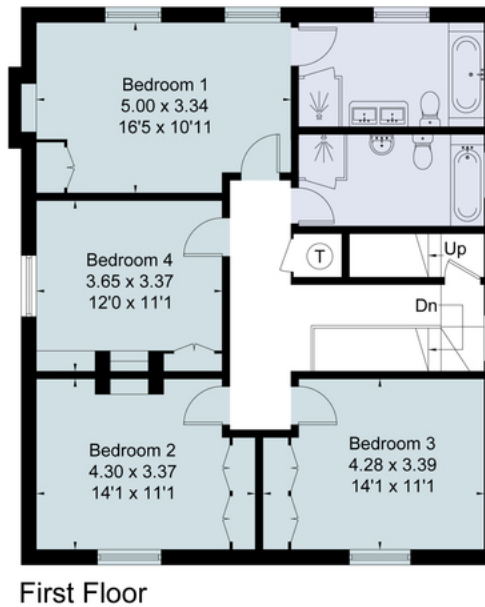
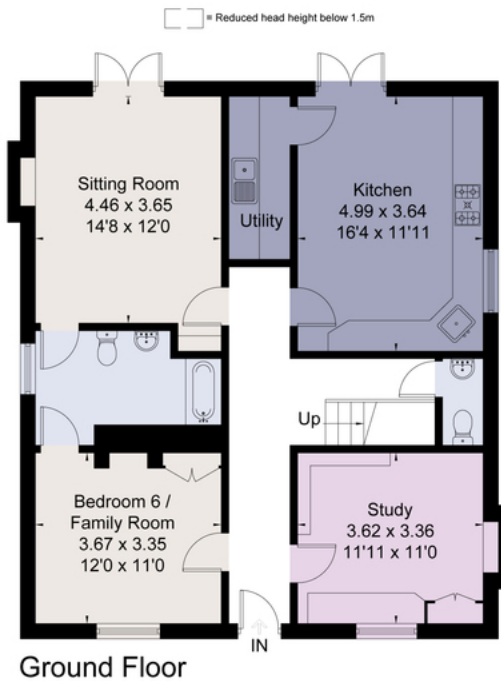
23 Helena Road is an exceptional double-fronted detached house, offering flexible accommodation arranged over three floors, believed to date back to the early/mid 19th century with period feature fireplaces. The spacious reception hall runs through the centre of the house providing easy access to all ground floor rooms, including a guest cloakroom. The family room overlooks the front of the property, with a fitted bathroom en-suite for flexible bedroom use, and is mirrored across the hall by another front-facing room, with a fitted Neville Johnson study and original fireplace. The larger

sitting room with fireplace is at the rear of the house and provides easy access to the courtyard garden through double doors. The kitchen is dual aspect with a range of floor and wall-mounted cupboards, drawers, integrated fridge and space centrally for a dining table and chairs. The kitchen double doors also open onto the rear garden for easy outdoor dining and relaxation. A utility room adjoins the kitchen and houses a wall-mounted gas boiler, a stainless steel sink unit, fitted storage, as well as designated space and plumbing for separate washing machine and tumble drier. On the first floor there are four bedrooms, including a master bedroom overlooking the rear garden with a generous en-suite, with bath, separate shower, and double basins. Three further double bedrooms are served by a large family bathroom, complete with bath and separate shower and airing cupboard with shelving is adjacent. The final bedroom/bonus room can be found on the second floor with two velux style windows and eaves storage. The property is enclosed at the front by a brick wall with wrought iron railings and pedestrian gate. Smart flagstone paving completes the front area, where there is off-street parking currently for one vehicle. A side gate provides direct access to the garden. The west facing rear garden is a tranquil, private haven, with painted brick walls, a set seating area, raised planter beds with mature plants and laid entirely with flagstone paving.

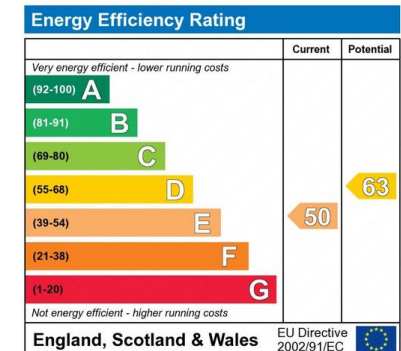




Approximate Area = 214.9 sq m / 2313 sq ft
Including Limited Use Area (14.5 sq m / 156 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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