



## Superb period house with off-road parking

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

Freehold





Reception hall • family/sitting room • kitchen/dining room • 4 bedrooms • 2 bathrooms • cloakroom • gated parking • garden

#### 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

Set in a sought after central Windsor location. This period home offers accommodation over three floors. The blend between traditional features and modern styling has created a fine family home.

On the ground floor the entrance hall leads to the kitchen and double reception room. The front facing family/sitting room is a great space with two attractive fireplaces and built-in storage cabinetry. The kitchen/dining room has a comprehensive range of modern units, integrated

appliances and is open plan to the dining room. The dining room has a large roof lantern and French doors opening onto the garden.

On the first floor, there are three beautifully presented bedrooms one with a period fireplace and one with a cloakroom. A superb family bathroom completes this floor.

On the second floor is a further bedroom with en suite shower room which has views of Windsor Castle from the skylights.

To the front of the property the garden is set behind a low brick wall with a pathway leading to the front door.

To the rear the garden has a paved terrace creating an attractive low maintenance space. At the end of the garden is a gated parking space with access from the rear. Additionally there is an enclosed courtyard garden accessed from the dining room.

#### Tenure

Freehold

EPC rating = D

#### Viewing

Strictly by appointment with Savills







Approximate Area = 138.1 sq m / 1486 sq ft  
Including Limited Use Area (3.4 sq m / 36 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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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>80</b>
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</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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