



Superb Townhouse in central Windsor location

42 Grove Road, Windsor, Berkshire SL4 1JQ

Freehold



Reception hall • sitting room • family room • kitchen/
dining room • 4 bedrooms • 3 bath/shower rooms •
utility room • garden

Local information

The property is set close to the heart of Windsor the town centre. The area is surrounded by miles of beautiful countryside yet is still within easy commuting distance of Central London; Grove Road is ideally situated to take full advantage of all that Windsor has to offer. The various local attractions include Windsor Castle, Windsor Great Park, the Theatre Royal Windsor, Savill Garden and Virginia Water Lake. Road communications are good with the M4 (J6) providing access to Heathrow, Central London, the West Country and the M25. Rail connections are available to London (Waterloo) from Windsor & Eton Riverside Station and to London (Paddington) from Windsor Central Station (via Slough).

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, Lambrook in Winkfield and Eton College. Sporting and leisure amenities in the area include golf at Sunningdale, Wentworth and nearby Datchet; horse riding and polo in Windsor Great Park and horse racing at Windsor and Ascot. Various attractions include Savill Garden and Virginia Water Lake.

About this property

The contemporary styling of this superb townhouse has created a modern family home with period features.

On the lower ground floor is a family room with extensive built-in storage. A utility room with a range of units, laundry plumbing. Access to the shower room.

On the ground floor the reception hall leads to the front facing sitting room with two feature fireplaces and French doors opening to the kitchen. The contemporary kitchen has been designed to be the heart of this house. Fitted with an extensive range of sleek units, integrated appliances and large central island with breakfast seating. Open plan to the dining room which has bespoke storage units, two large skylights and bi-fold doors opening on to the sun terrace.

On the first floor, there is a spacious front facing master bedroom with feature fireplace. Two further bedrooms and a modern family bathroom complete this floor. On the second floor is a double aspect bedroom with feature fireplace and a shower room.

To the front of the property is a walled garden. To the rear is an enclosed garden principally laid to lawn with two decked terraces linked by a pathway. This has created a space ideal for outdoor entertaining.

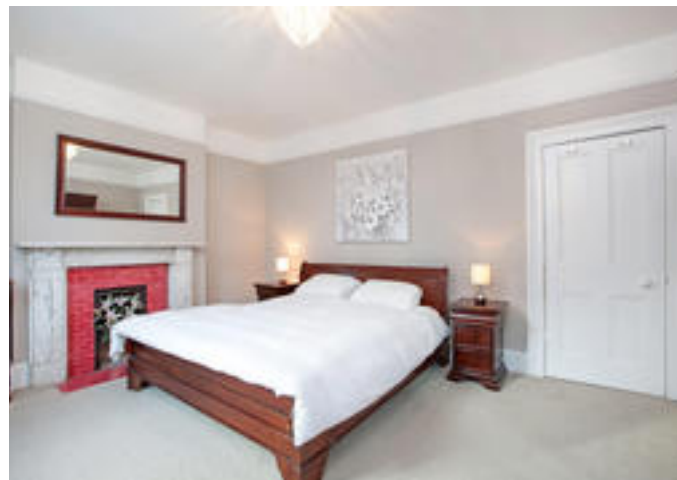
Agents Note-photography taken 20/2/2017

Tenure

Freehold

EPC rating = D





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Gross Internal Area (approx) = 209.0 sq m / 2250 sq ft
For identification only. Not to scale.
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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 77 |
| (55-68) | D | 55 | |
| (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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