



# Family home with scope for improvement

**8a Bolton Avenue, Windsor, Berkshire SL4 3JB**

Freehold





Reception hall • sitting room • kitchen/dining room • conservatory • 3 bedrooms • bathroom & wc • cloakroom • garage

#### Local information

Bolton Avenue is located just 0.6 miles from The Long Walk and 0.7 miles from Windsor town centre which offers a wide range of shops and restaurants.

Rail connections are excellent with trains to London (Waterloo) from Windsor Riverside station and to London (Paddington) from Windsor Central. Access to the M4 (J6) is close by and this in turn provides access to Heathrow, Central London, the West Country and the M25.

Sporting/leisure facilities in the area are varied and include golf, horse riding, walking and cycling in Windsor Great Park, horse racing at Ascot and Windsor, boating on the River Thames.

Well-regarded schools in the region include, St. George's and Upton House in Windsor, Lambrook in Winkfield Row, Eton College, St. John's Beaumont in Old Windsor, Papplewick, St. George's and St. Mary's in Ascot.

#### About this property

Set on a tree lined avenue. This is one of Windsor's most desirable locations. This is a family home that requires a level of updating and modernisation. The house offers family accommodation over two floors. It would appeal to those seeking a redevelopment project or wanting to create their own ideal home (STPP).

On the ground floor the porch opens into the hallway which leads to all main rooms. The

kitchen has a range of fitted units, space for dining and has direct garden access. The sitting room, which overlooks the garden, has a feature fireplace and sliding doors opening on to the garden. The conservatory is a great space for enjoying views over the garden. A cloakroom completes this floor.

On the first floor there are three bedrooms all with fitted cupboards. There is a family bathroom and separate toilet.

To the front of the property is a driveway providing access to the garage and parking. A low brick wall and mature hedge provide privacy.

To the rear of the property is the garden mainly laid to lawn with hedge/shrub borders. The paved terrace adjoining the house is ideal space for outdoor entertaining.

#### Tenure

Freehold

#### Local Authority

Royal Borough of Windsor & Maidenhead

#### Viewing

Strictly by appointment with Savills







8a Bolton Avenue, Windsor, Berkshire SL4 3JB

Gross internal area (approx) 1406 sq ft

Outbuildings 253 sq ft

Total 1659 sq ft

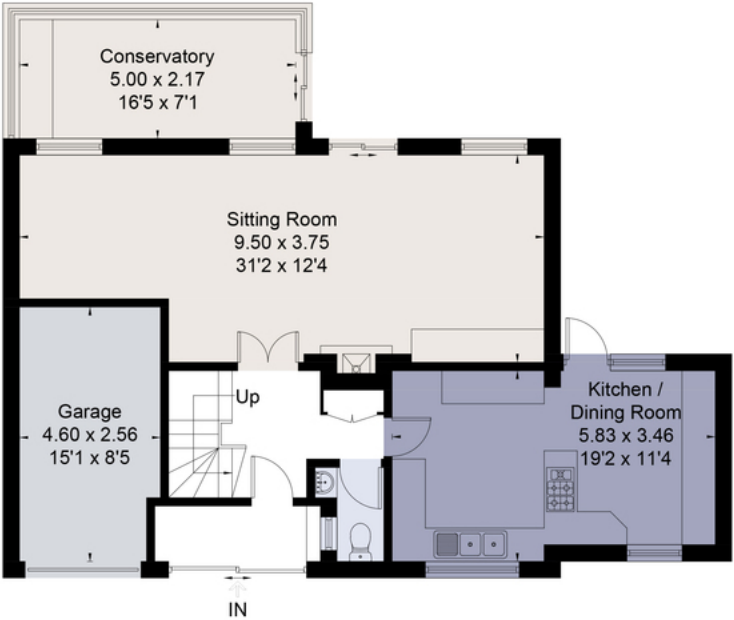


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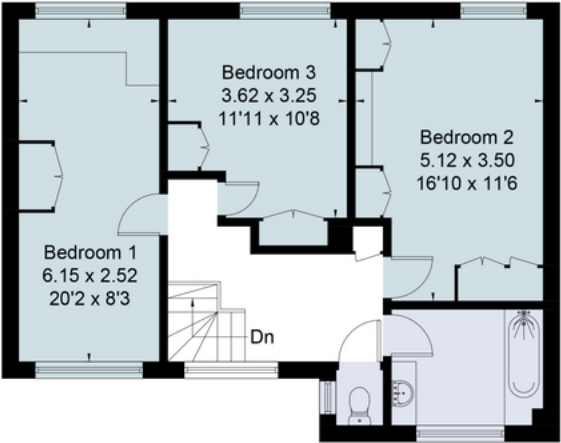
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John Henson  
Savills Windsor  
01753 834 600  
windor@savills.com

Approximate Area = 130.6 sq m / 1406 sq ft  
Conservatory = 12.1 sq m / 130 sq ft  
Garage = 11.4 sq m / 123 sq ft  
Total = 154.1 sq m / 1659 sq ft  
Including Limited Use Area (1.2 sq m / 13 sq ft)  
For identification only. Not to scale.  
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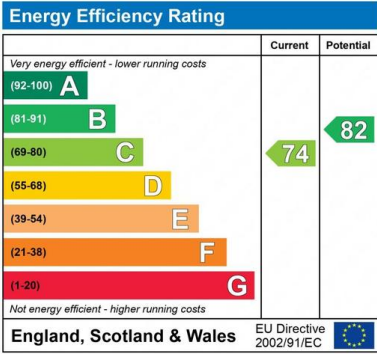


Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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