



Pretty period cottage in a desirable location

13 Bourne Avenue, Windsor, Berkshire SL4 3JP

Freehold



Sitting room • dining room • conservatory • kitchen • 3 bedrooms • bathroom • garden • residents permit parking

Local information

Bourne Avenue is situated just 0.5 miles from the Long Walk and within a mile of Windsor Great Park and Windsor town centre which offers an excellent range of shopping and leisure facilities.

Rail connections to London (Waterloo)(journey time from approx.68 minutes)and Paddington (via Slough) (journey time from approx.38 minutes) are available from Windsor & Eton Riverside and Windsor Central, respectively. Road connections are good with access to the M4 being available via Junction 6.

Sporting amenities include golf at Datchet, Sunningdale and Wentworth; horse riding in Windsor Great Park; horse racing at Windsor and Ascot; boating on the River Thames.

There is an extensive range of schooling in the area both state and private which include Queen Anne First School, Trevelyan Middle School, Upton House, Windsor Boys School & Windsor Girls School.

About this property

This is an attractive cottage with contemporary styling which has enhanced the property's period charm. Set in a popular residential location.

The ground floor features a stylish sitting room with striking period fireplace. This leads to the dining room which has an attractive feature fireplace and is directly off the kitchen. The well-appointed modern kitchen has a

comprehensive range of sleek John Lewis units, integrated appliances and access to the conservatory. The conservatory, with underfloor heating is the ideal room to enjoy views over the garden with two sets of doors opening on to the terrace.

On the first floor, the delightful main bedroom has front facing views, fitted wardrobes and period fireplace. Bedroom two with garden facing view and fitted wardrobe and family bathroom with roll top bath and separate shower. On the second floor there is bedroom three with double aspect skylight views with access to eaves storage.

The garden is principally laid to lawn with a terrace adjoining the house which is the perfect space for outdoor entertaining. A garden shed and a further terrace are located to the rear of the garden.

Tenure

Freehold

Local Authority

Royal Borough of Windsor & Maidenhead

Viewing

Strictly by appointment with Savills





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Gross internal area (approx) 1130 sq ft



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Approximate IPMS2 Floor Area = 98.4 sq m / 1059 sq ft (Excluding Shed)
Limited Use Area = 6.6 sq m / 71 sq ft
Total = 105 sq m / 1130 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	67	83
EU Directive 2002/91/EC		

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