



HARDINGS



Vansittart Road
Guide Price £725,000



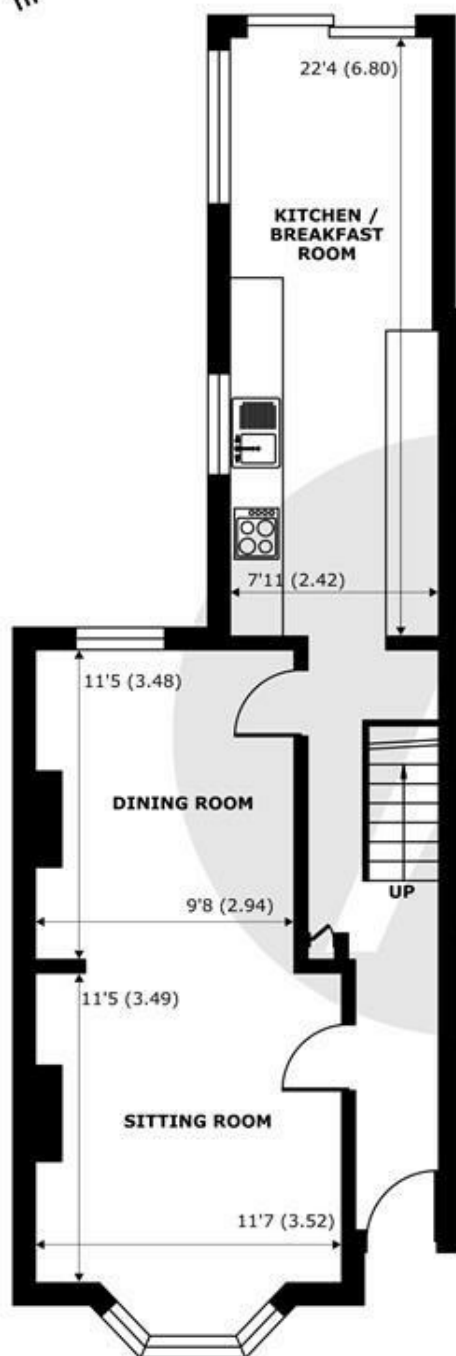
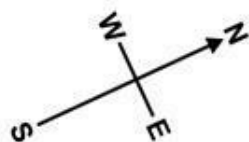


A beautifully presented two/three bedroom bay fronted period villa occupying a central location, just a short walk to the shops, restaurants and cafes in Windsor town centre, the River Thames, both mainline rail stations (Waterloo & Paddington) and Eton. Remodelled and extended to create an eat in-kitchen, open-plan reception and bonus loft room with en-suite, the property also benefits from a private west facing garden backing onto Windsor Boys playing fields and the potential to extend further (stpp).

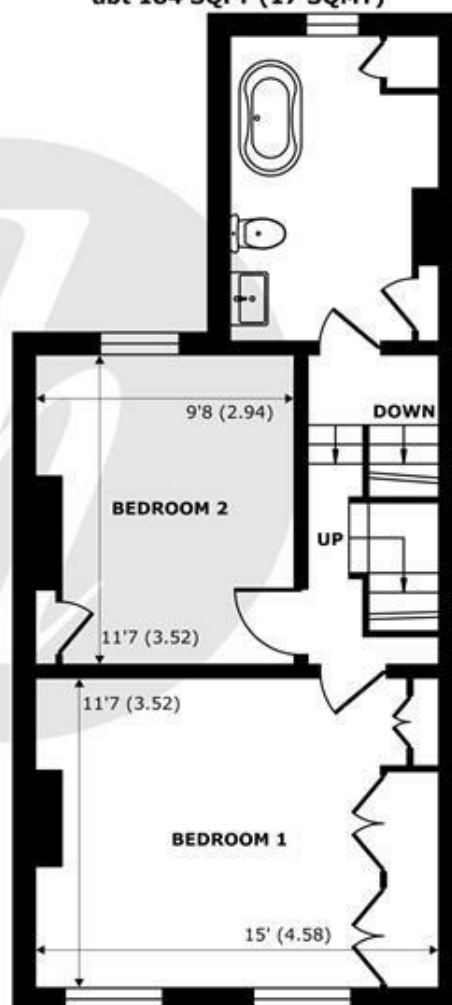
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	68
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Features

- Two bedroom Period Villa
- Double Reception
- Kitchen/Breakfast Room
- Short walk to Windsor Town Centre and the Mainline rail to Links to London (Waterloo & Paddington)
- Potential to Extend Further (STPP)
- Bonus Loft Room with En-suite Bathroom
- Private West Facing Garden
- Popular Residential Location Close to Local Amenities, the River Thames & Eton
- Permit Parking



SECOND FLOOR
abt 184 SQFT (17 SQMT)



FIRST FLOOR
abt 532 SQFT (49.4 SQMT)

Vansittart Road, Windsor, SL4

Approximate Internal Area = 1163 sq ft / 108 sq m (Exclude Garage & Outbuildings)
 Approximate External Area = 1441 sq ft / 133.8 sq m (Exclude Garage & Outbuildings)
 Limited Use Area(s) = 34 sq ft / 3.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
 Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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