



# HARDINGS




Grove Road  
Offers Over £675,000



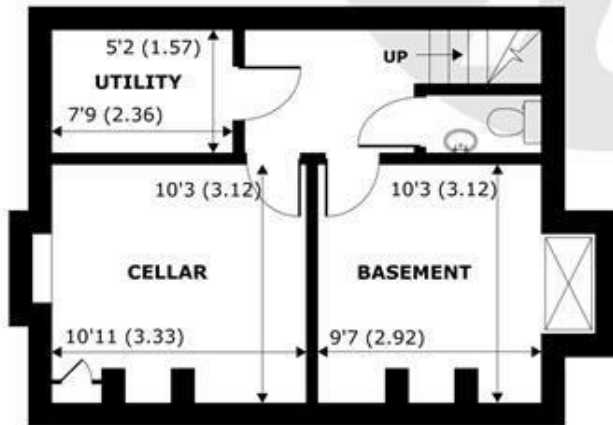
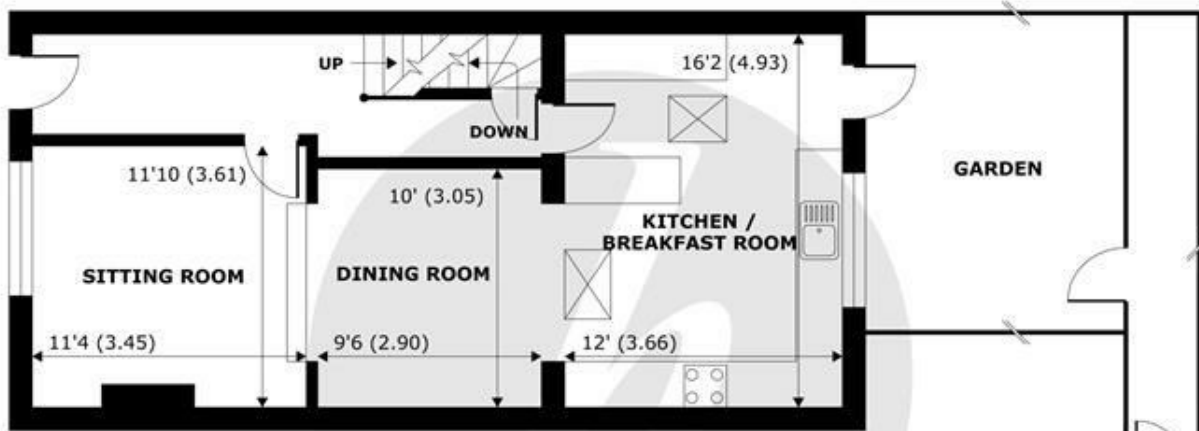
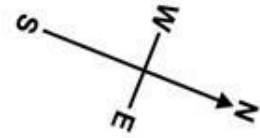
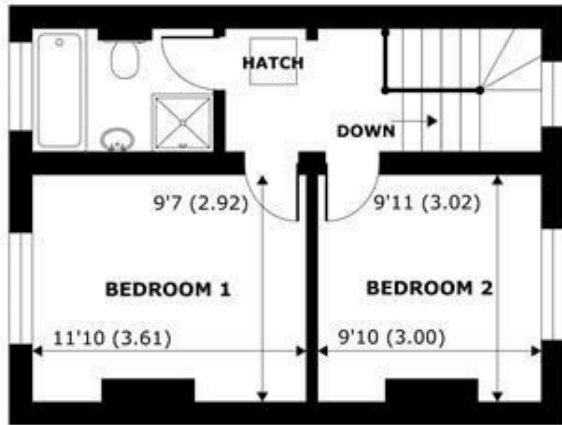


Formerly the Crispin pub this attractive Grade II listed period property has been remodelled and refurbished to create light and contemporary living accommodation over 3 floors including 2 bedrooms, stylish eat-in kitchen, open plan dining/living room. Occupying a central location on a popular residential road, the property is just a short walk to local amenities, the mainline railway links to London and The Long Walk. Further benefits include an attractive, low maintenance courtyard garden and off street parking for 1 car.

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

## Features

- 2 Bedroom Grade II Listed
- Rare Off-Street Parking For 1 Car
- Open Plan Eat-In Kitchen
- Beautifully Landscaped Courtyard
- Downstairs Cloakroom
- Town Centre Location
- Stylish Living Accomodation
- Contemporary Interior
- Utility Area
- No Onward Chain



## Grove Road, Windsor, SL4

Approximate Internal Area = 1108 sq ft / 102.9 sq m (Excludes Restricted Head Height)

Approximate External Area = 1547 sq ft / 143.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hardings. REF: 448140





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