



HARDINGS



Pelling Hill
Guide Price £1,250,000



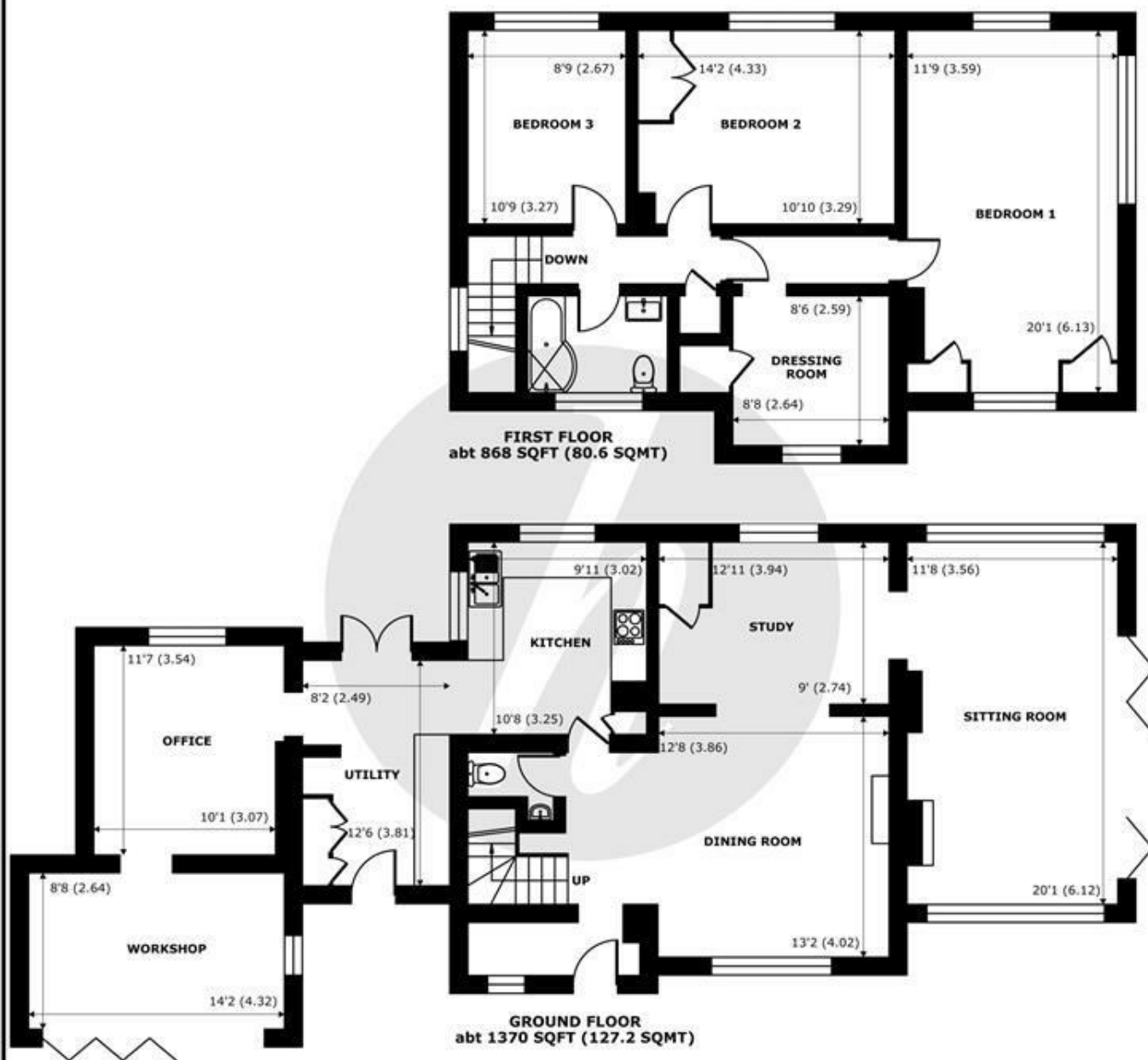


A spacious, four bedroom, detached family home, with approved planning permission for a large side and rear extension with a separate garage. Positioned at the top of a private road in a quiet cul-de-sac and set on a generous plot, the property features a spacious downstairs living area, separate office, utility room and workshop, as well as a wraparound terrace and garden.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Features

- 4 Bedroom Detached Family Home
- Generous Plot, just over 1/3 of an Acre
- Close to the Great Park and River Thames
- Separate Office And Utility Room
- Easy access to the M4, M25, M3 and Heathrow Airport
- Sought After Cul-de-sac Location
- Planning Permission Granted For Large Extension And Detached Double Garage
- Spacious Living Areas
- Close to Excellent Local Schools
- In and Out Driveway



Pelling Hill, Old Windsor, Windsor, SL4

Approximate Internal Area = 1930 sq ft / 179.3 sq m

Approximate External Area = 2238 sq ft / 207.9 sq m

For identification only - Not to scale



This floor plan was constructed using measurements provided to © n/checom 2025 by a third party.
Produced for Hardings. REF: 1286264





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