



HARDINGS



Grove Road
Price Guide £725,000



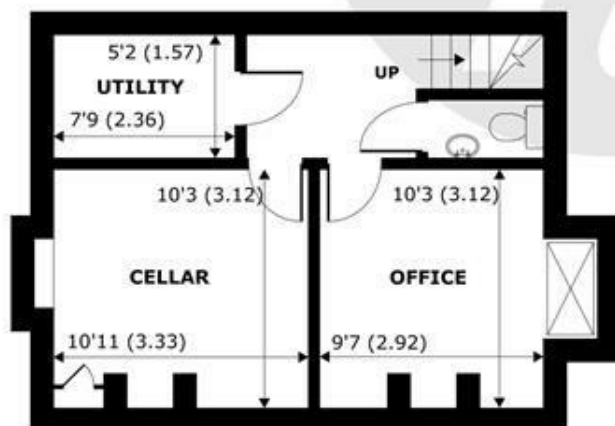
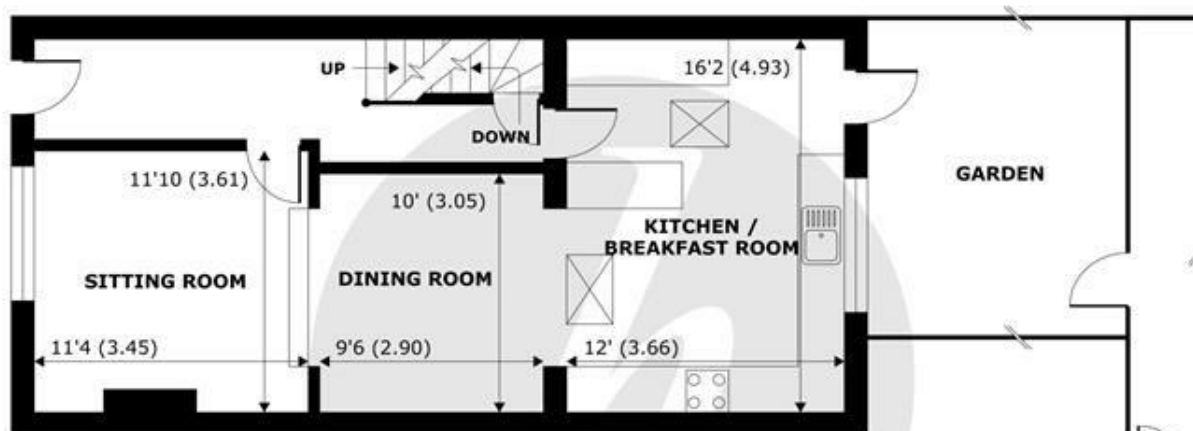
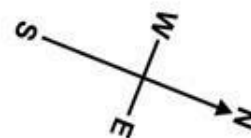
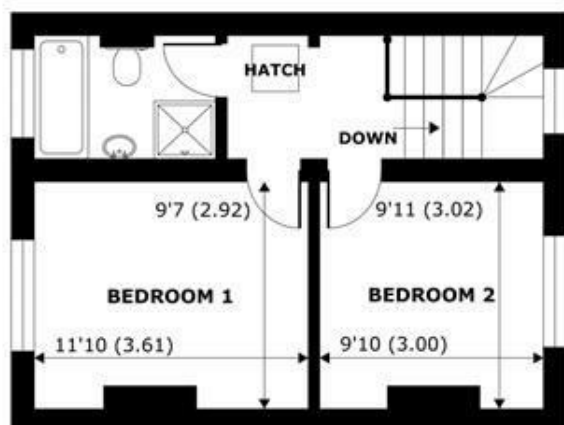


Formally the Crispin pub this attractive Grade II listed period property has been remodelled and refurbished to create light and contemporary living accommodation over 3 floors including 2 bedrooms, stylish eat-in kitchen, open plan dining/living room. With two bonus rooms on the lower floor with a separate utility 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
Very energy efficient - lower running costs		
(92 plus) 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 & Wales	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
- Office & Utility Room
- No Onward Chain



Grove Road, Windsor, SL4

Approximate Internal Area = 1274 sq ft / 118.3 sq m (Excludes Restricted Head Height)

Approximate External Area = 1547 sq ft / 143.7 sq m

For identification only - Not to scale



Certified
Property
Measurer

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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