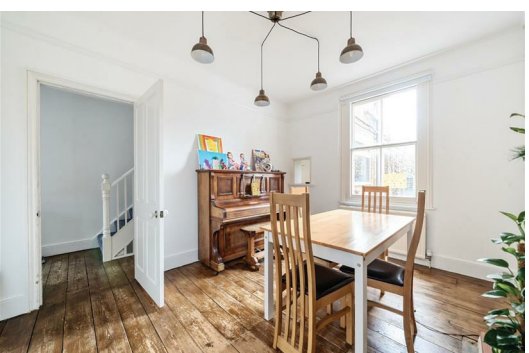




HARDINGS



St. Leonards Avenue
Price Guide £775,000





A charming three-bedroom period home, positioned on a highly sought-after residential road and benefiting from a private south-facing garden. Ideally located within easy reach of Windsor Town Centre, with convenient access to an excellent selection of shops, restaurants, cafés and transport links, as well as well-regarded local schools.

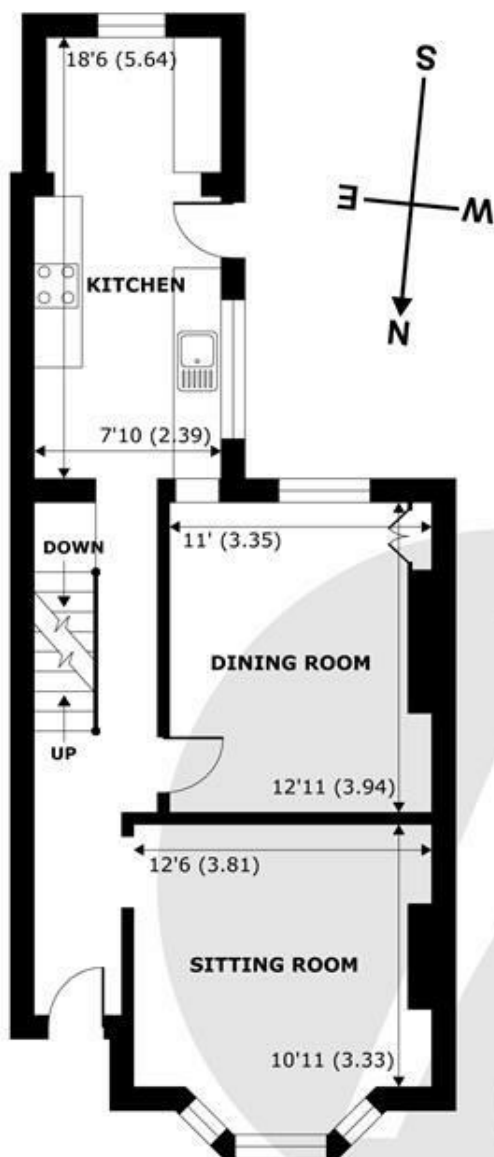
This attractive home retains character with comfortable modern living. The well-proportioned accommodation offers bright and airy living spaces, thoughtfully arranged to suit both everyday family life and entertaining. The south-facing garden provides a wonderful outdoor retreat, enjoying sunlight throughout the day and offering an ideal setting for al fresco dining, relaxing or gardening enthusiasts.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

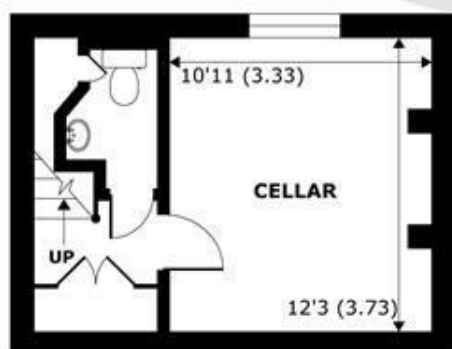
Features

- Three Bedroom House
- Potential to Extend (STPP)
- Downstairs W/C
- Permit Parking
- Quiet Residential Road
- Moments from Town Centre
- Cellar
- Four Piece Family Bathroom
- No Onward Chain

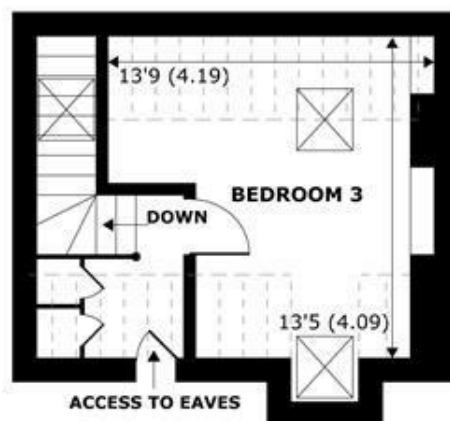
NOT TO SCALE



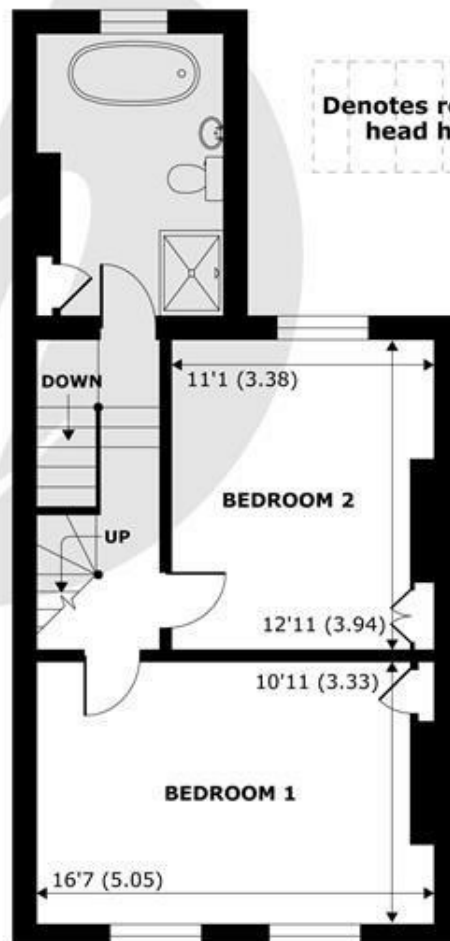
GROUND FLOOR
abt 684 SQFT (63.5 SQMT)



LOWER GROUND FLOOR
abt 267 SQFT (24.8 SQMT)



SECOND FLOOR
abt 298 SQFT (27.6 SQMT)



FIRST FLOOR
abt 620 SQFT (57.5 SQMT)

Denotes restricted head height

APPROX. GROSS EXTERNAL FLOOR AREA 1869 SQFT 173.6 SQM

Leonards Avenue, Windsor, SL4



HARDINGS

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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