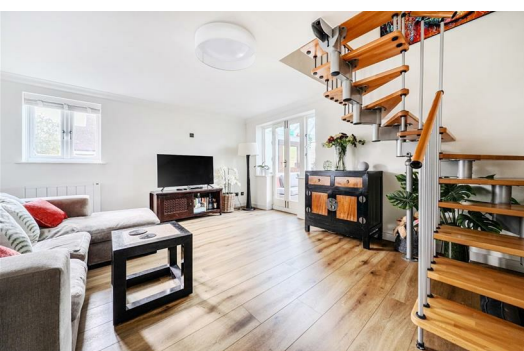




# HARDINGS



Helston Lane  
Guide Price £460,000





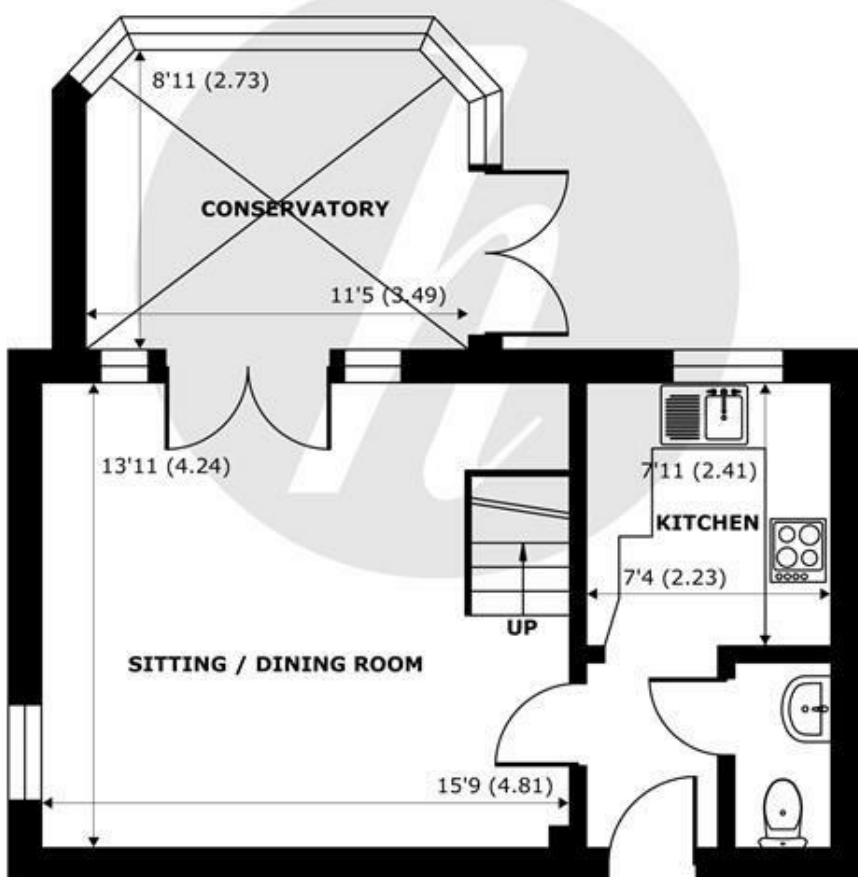
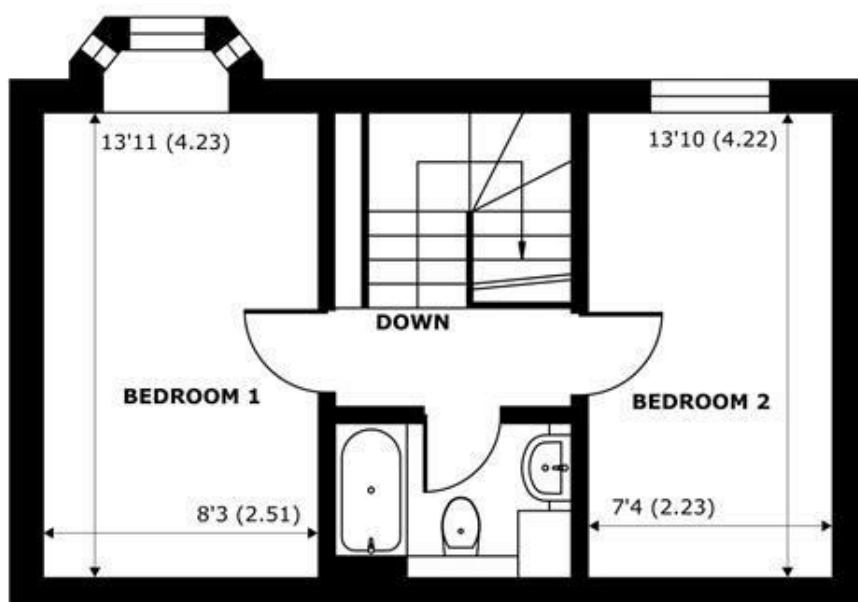
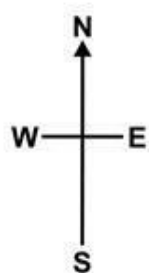


Tucked away within a private gated development, this beautifully presented end-terraced home offers modern living in a secure and peaceful setting. The property features two well-proportioned bedrooms and a stylish modern integrated kitchen. A generous reception room and conservatory provides versatile living and dining space with views over private garden. Further benefiting from off-street allocated parking.

| Energy Efficiency Rating                    |           |                                                                                                               |
|---------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                     |
| Very energy efficient - lower running costs |           |                                                                                                               |
| (92 plus) <b>A</b>                          |           | <b>88</b>                                                                                                     |
| (81-91) <b>B</b>                            |           |                                                                                                               |
| (69-80) <b>C</b>                            |           |                                                                                                               |
| (55-68) <b>D</b>                            |           |                                                                                                               |
| (39-54) <b>E</b>                            | <b>56</b> |                                                                                                               |
| (21-38) <b>F</b>                            |           |                                                                                                               |
| (1-20) <b>G</b>                             |           |                                                                                                               |
| Not energy efficient - higher running costs |           |                                                                                                               |
| England & Wales                             |           | EU Directive 2002/91/EC  |

## Features

- Two Bedrooms
- Private Gated Development
- Two Reception Rooms
- End Terraced Home
- Visitor Parking
- Off Street Allocated Parking
- Modern Integrated Kitchen
- Good Condition Throughout
- Large Private Garden



## Helston Lane, Windsor, SL4

Approximate Internal Area = 775 sq ft / 71.9 sq m

Approximate External Area = 950 sq ft / 88.2 sq m

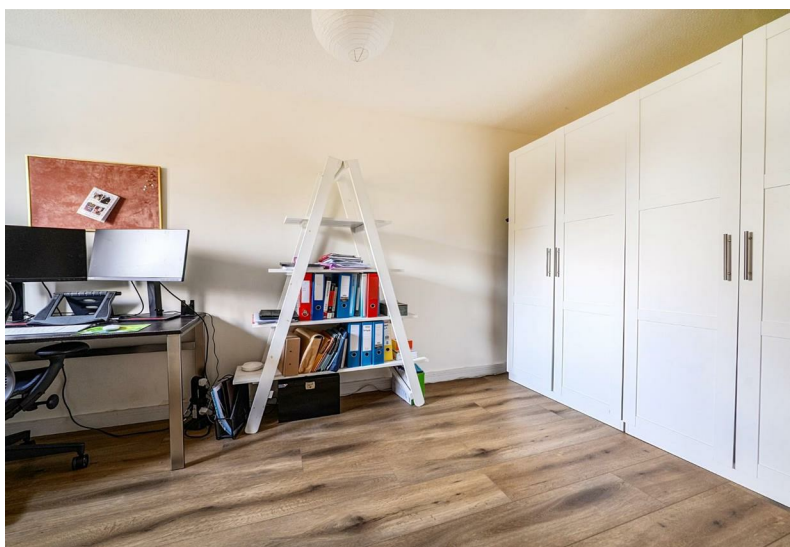
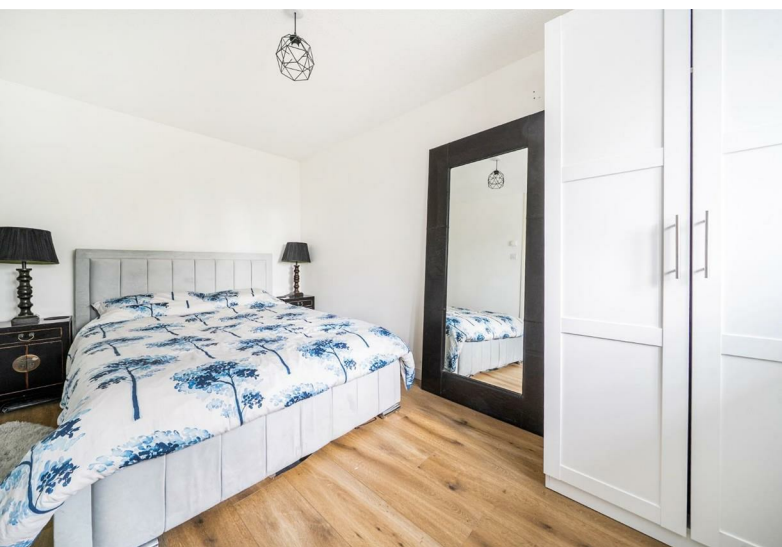
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Hardings. REF: 1383383







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