



HARDINGS



Bourne Avenue
Price Guide £439,950



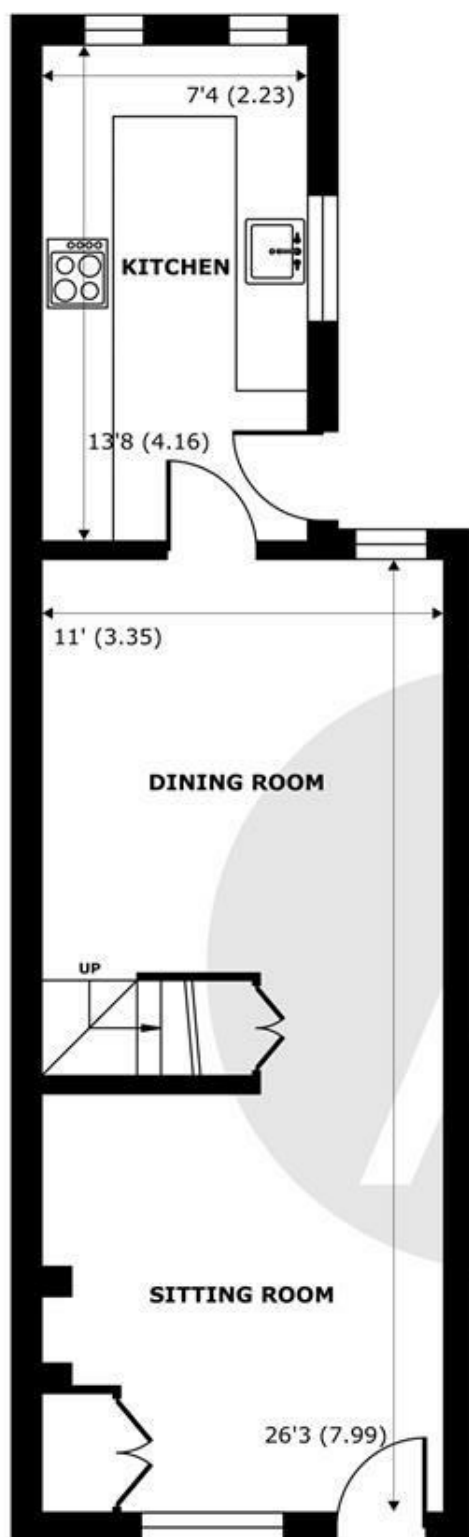


Offered on behalf of Cala Homes is this pretty and well presented 2 bedroom period terraced house located in a quiet residential location close to Windsor Great Park and local amenities. Offering potential to extend, the property further benefits from a West facing pretty courtyard garden with rear access and up to £2,000 towards the buyer's legal fees subject to terms and conditions (Ts and Cs are subject to the buyer using Cala Homes recommended solicitors).

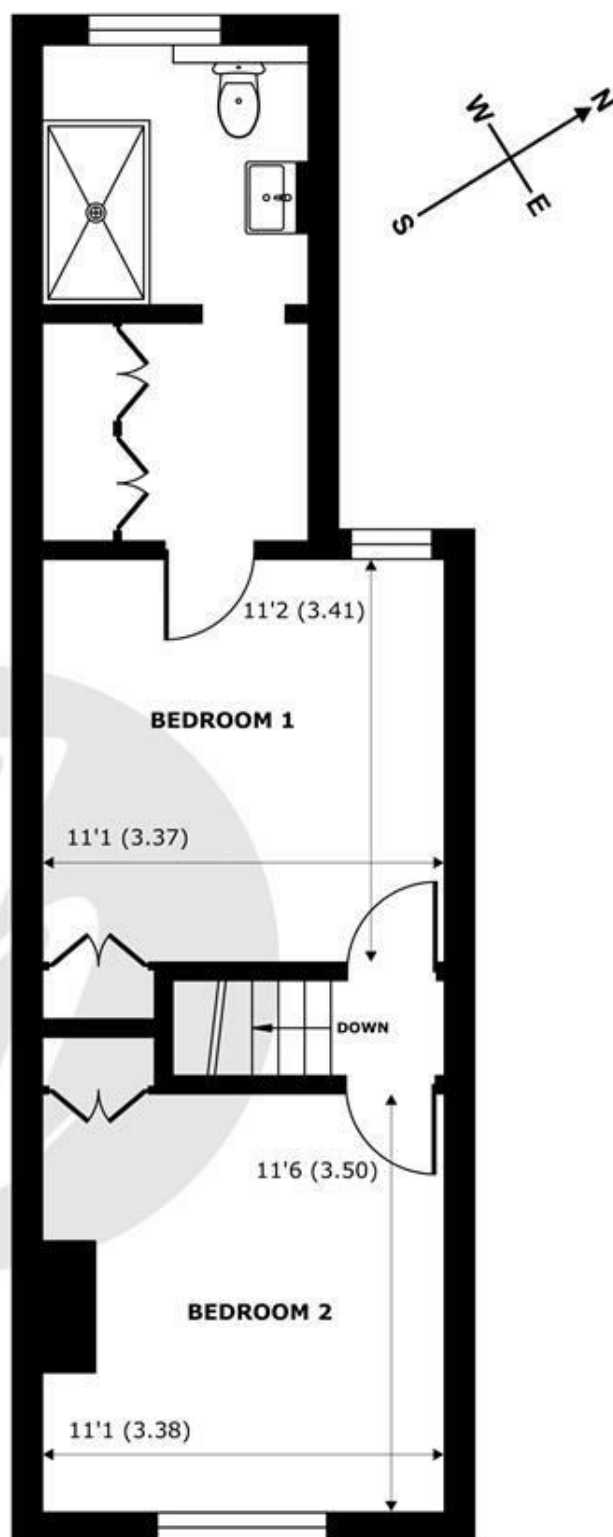
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Features

- Beautifully Presented 2 Bedroom Period House
- Quiet Residential Location Close to Windsor Great Park & Approx 20 Minutes' Walk to Shops, Restaurants & British Rail Links to London
- Permit Parking
- Upstairs Bathroom
- Dressing Area
- West Facing Courtyard Garden with Rear Access
- Up to £2,000 Towards Legal fees (subject to buyer using sellers recommended solicitors)
- Potential to Extend (stpp)



GROUND FLOOR
abt 480 SQFT (44.5 SQMT)



FIRST FLOOR
abt 480 SQFT (44.5 SQMT)

Bourne Avenue, Windsor, SL4

Approximate Internal Area = 786 sq ft / 73 sq m

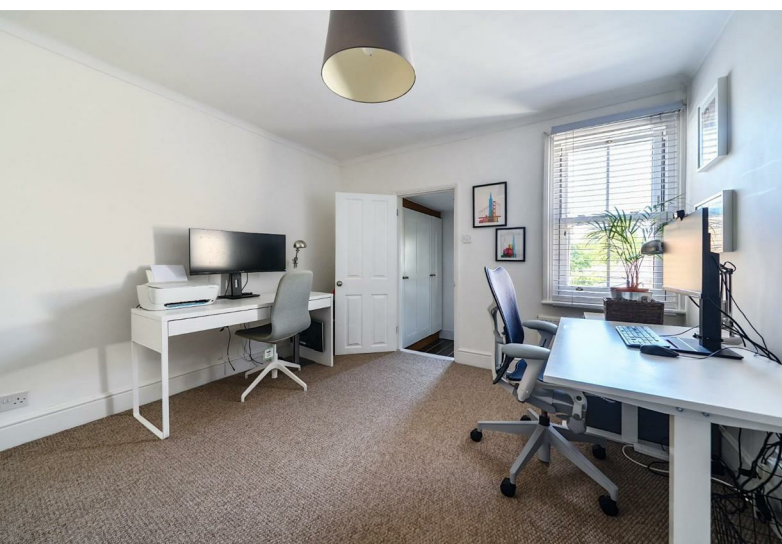
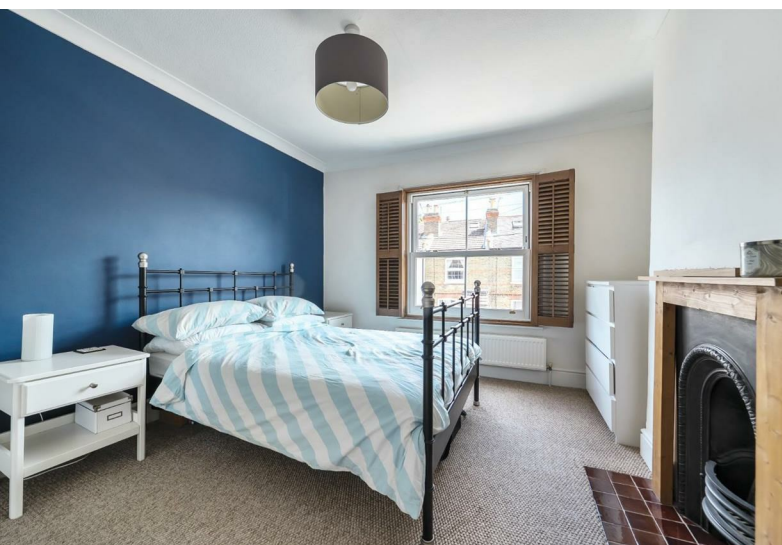
Approximate External Area = 960 sq ft / 89.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hardings. REF: 1327569





11 High Street, Windsor, Berkshire, SL4 1LD,
T: 01753 833 118 | E: info@hardings.co.uk
www.hardings.co.uk

