



# HARDINGS



Kensington Mews  
Guide Price £775,000





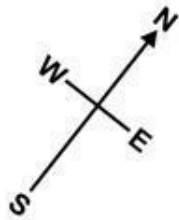


A light and beautifully presented 3 bedroom modern town house located in an exclusive and well maintained gated development built by Shanly Homes just a short walk from Windsor and its bustling town centre and mainline rail links to London Waterloo and Paddington. With accommodation arranged over 3 floors, the property offers flexible family living and features a spacious principle master bedroom with stylish en-suite occupying the whole of the top floor, parking for 2 cars, and a low-maintenance garden. Further benefits include a short walk to The Great Park and potential to extend (STPP).

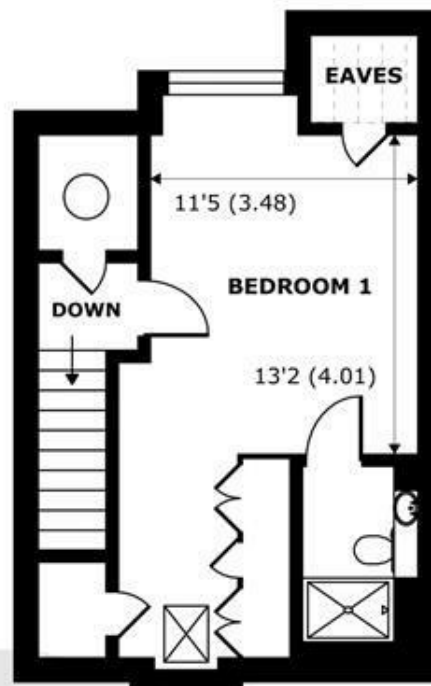
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>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

## Features

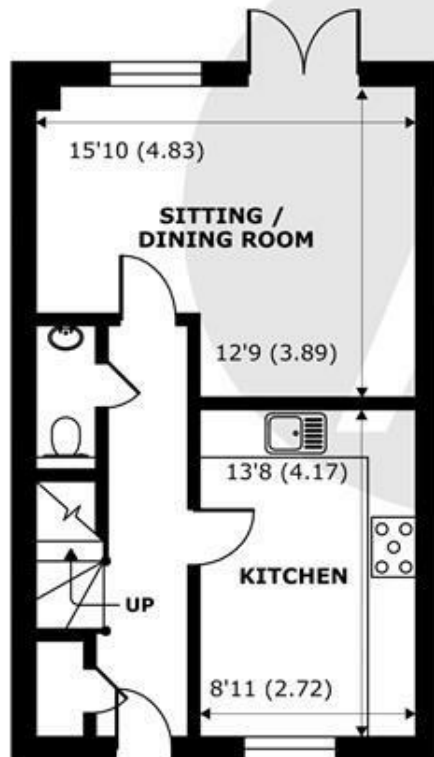
- Modern Townhouse
- Principle Bedroom With Ensuite and Built in Wardrobes
- Contemporary Kitchen/Breakfast Room
- Walking Distance to Windsor Town Centre
- Energy Rating 86 (B)
- Sought After Gated Development
- Built in Wardrobes Throughout
- Wooden Flooring With Underfloor Heating Downstairs
- Potential To Extend (STPP)
- 2 Allocated Parking Spaces with further Visitor Parking



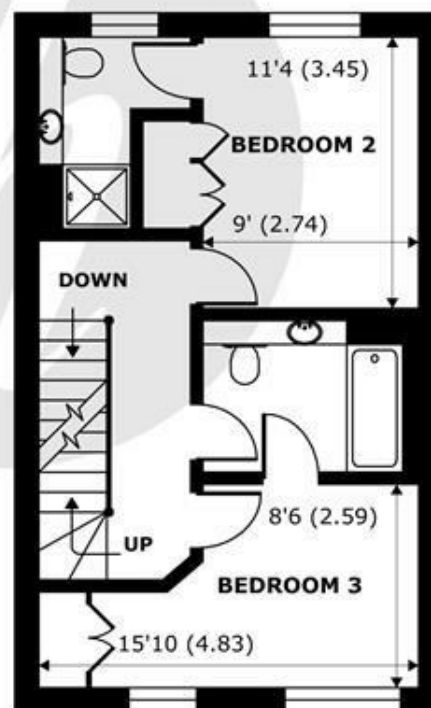
Denotes restricted head height



**SECOND FLOOR**  
abt 464 SQFT (43.1 SQMT)



**GROUND FLOOR**  
abt 520 SQFT (48.3 SQMT)



**FIRST FLOOR**  
abt 520 SQFT (48.3 SQMT)

## Kensington Mews, St Leonard Road, Windsor, SL4

Approximate Internal Area = 1220 sq ft / 113.3 sq m (Exclude Limited Use Area)

Approximate External Area = 1504 sq ft / 139.7 sq m

Limited Use Area(s) = 16 sq ft / 1.4 sq m

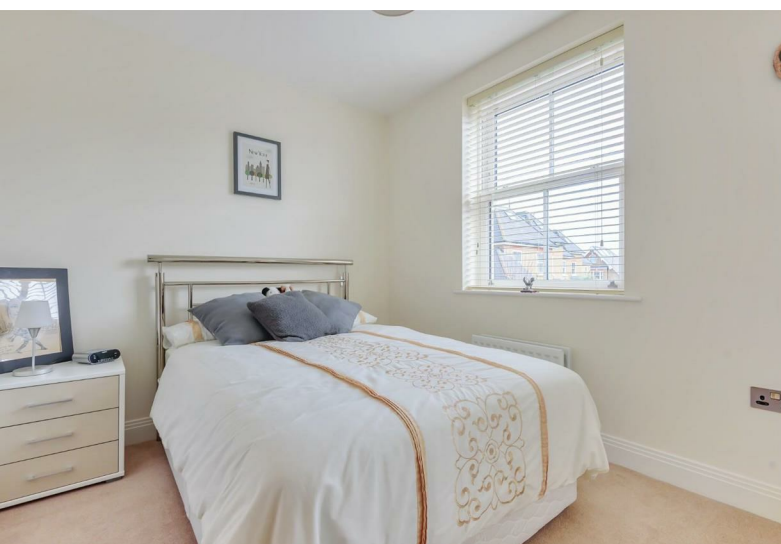
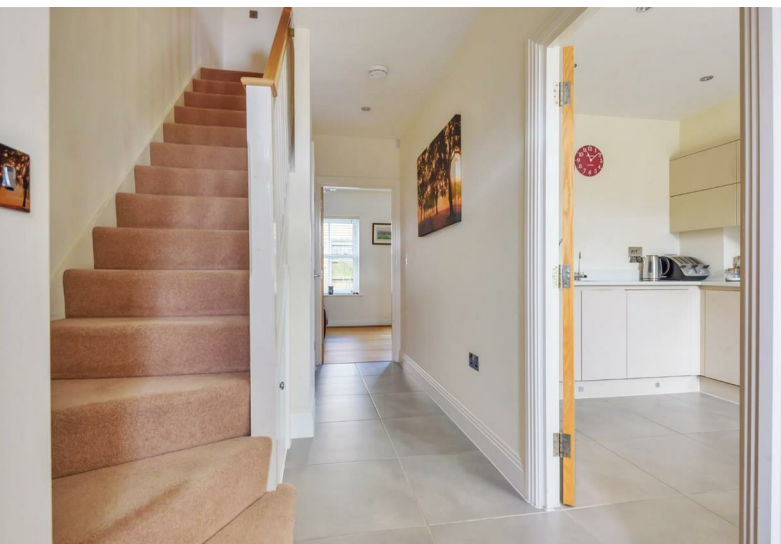
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hardings. REF: 810111







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