



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.

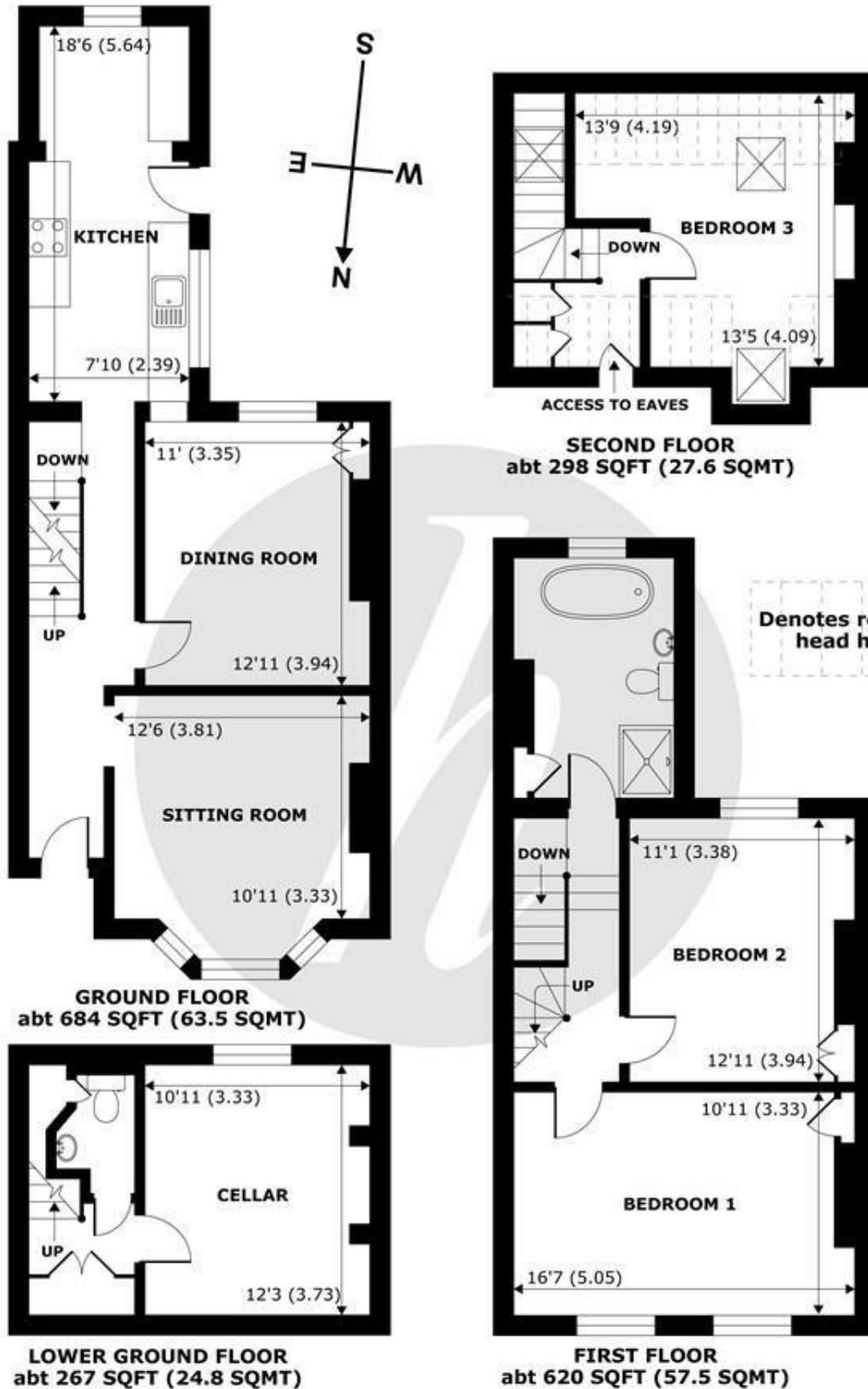
This attractive home retains character with comfortable modern living. The well-proportioned accommodation offers bright and airy living spaces, thoughtfully arranged to suit both everyday family life and entertaining. The south-facing garden provides a wonderful outdoor retreat, enjoying sunlight throughout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

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

Features

- Three bedroom house
- Gas central heating
- Downstairs W/C
- Permit parking
- Tax Band E & EPC D
- Excellent location
- Cellar for storage
- Sizeable family bathroom
- Offered unfurnished

NOT TO SCALE



APPROX. GROSS EXTERNAL FLOOR AREA 1869 SQFT 173.6 SQM

Leonards Avenue, Windsor, SL4



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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