



HARDINGS



Clarence Road
£4,450 PCM





A delightful, Windsor town centre home of substantial size. Offering four bedrooms, four bathrooms and a sizeable open plan living area.

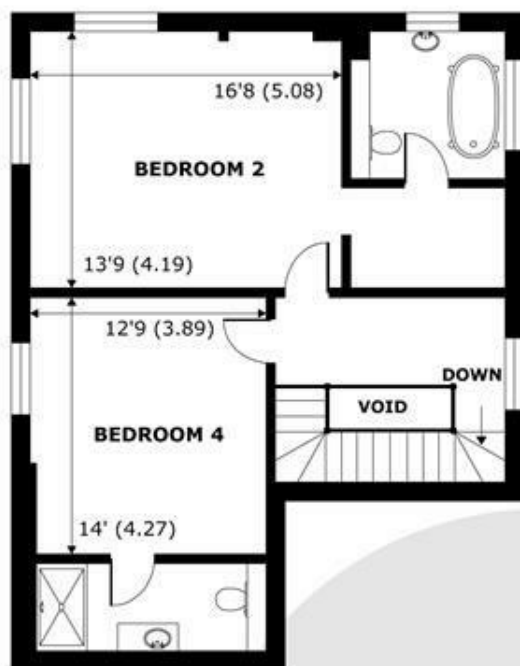
Offered on an unfurnished basis.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

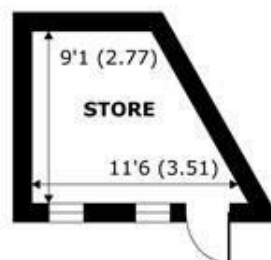
Features

- Four bedroom, semi detached house
- Town centre location
- Modern throughout
- Open plan living area
- Cellar
- Four en-suite bathrooms
- Extremely spacious
- Low maintenance garden
- Downstairs cloakroom
- Tax band F & EPC D

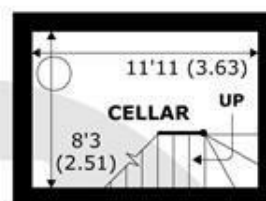
NOT TO SCALE



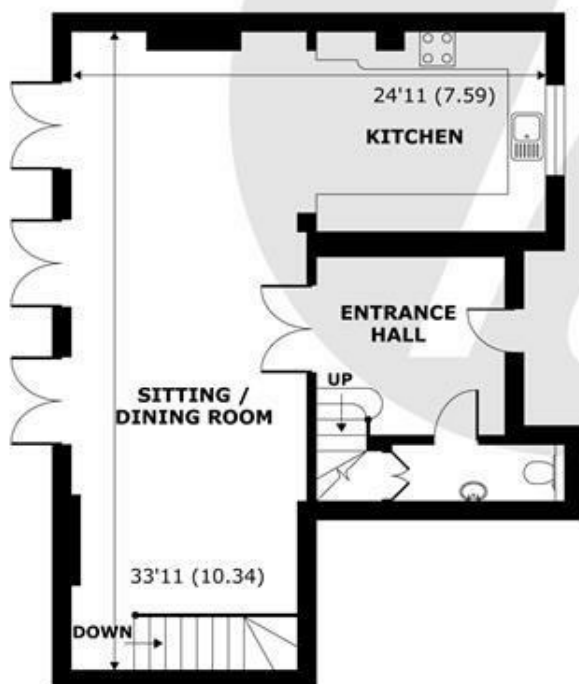
SECOND FLOOR
abt 836 SQFT (77.6 SQMT)



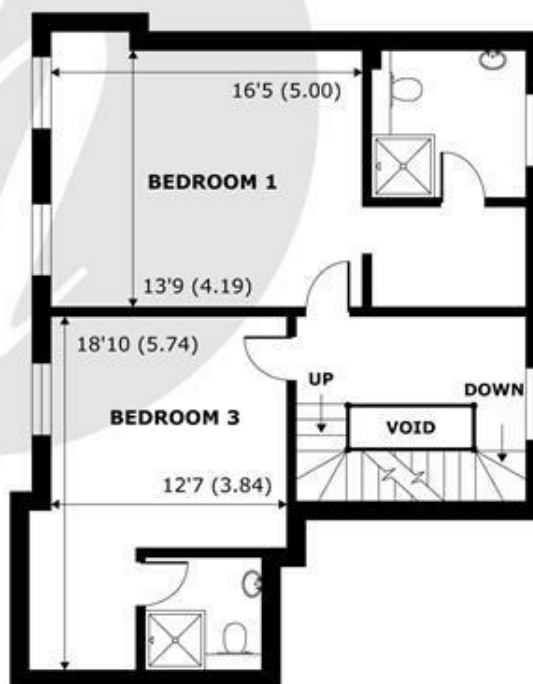
OUTBUILDING
abt 123 SQFT (11.4 SQMT)



LOWER GROUND FLOOR
abt 144 SQFT (13.4 SQMT)



GROUND FLOOR
abt 844 SQFT (78.4 SQMT)



FIRST FLOOR
abt 846 SQFT (78.6 SQMT)

**APPROX. GROSS INTERNAL FLOOR AREA 2249 SQFT 208.9 SQM
(EXCLUDE VOID & OUTBUILDINGS)**

**APPROX. GROSS EXTERNAL FLOOR AREA 2670 SQFT 248 SQM
(EXCLUDE OUTBUILDINGS)**

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

