



HARDINGS




Grove Road
Price Guide £725,000



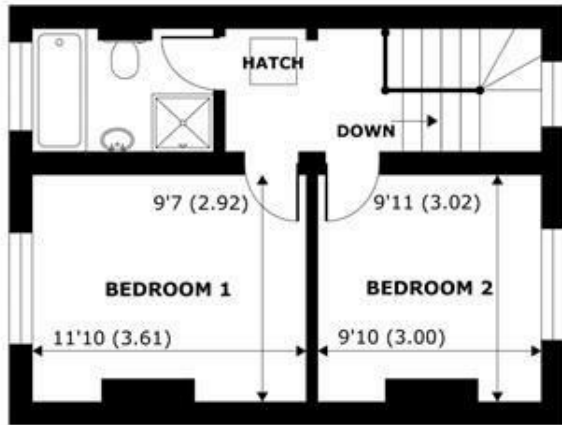


Formally the Crispin pub this attractive Grade II listed period property has been remodelled and refurbished to create light and contemporary living accommodation over 3 floors including 2 bedrooms, stylish eat-in kitchen, open plan dining/living room. With two bonus rooms on the lower floor with a separate utility room. Occupying a central location on a popular residential road, the property is just a short walk to local amenities, the mainline railway links to London and The Long Walk. Further benefits include an attractive, low maintenance courtyard garden and off street parking for 1 car.

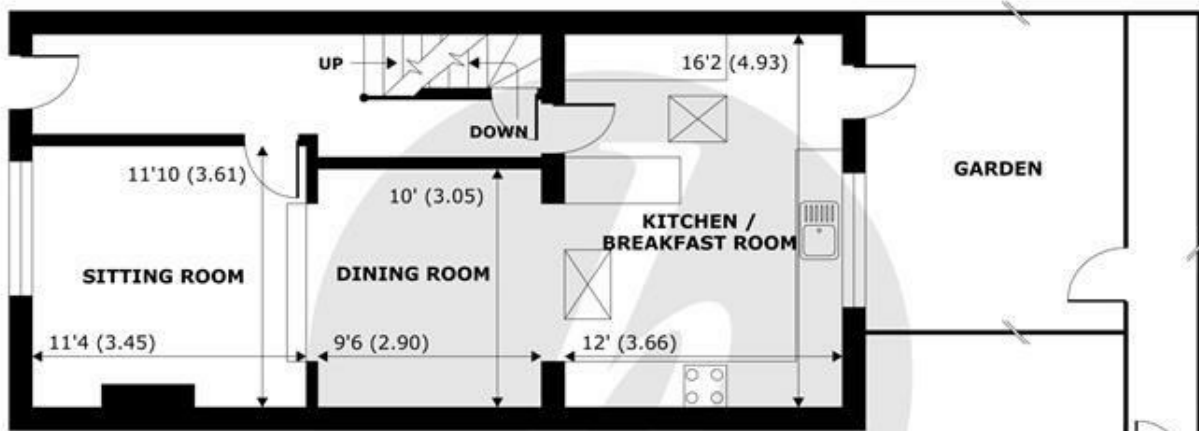
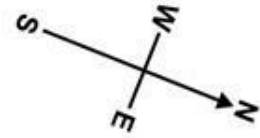
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Features

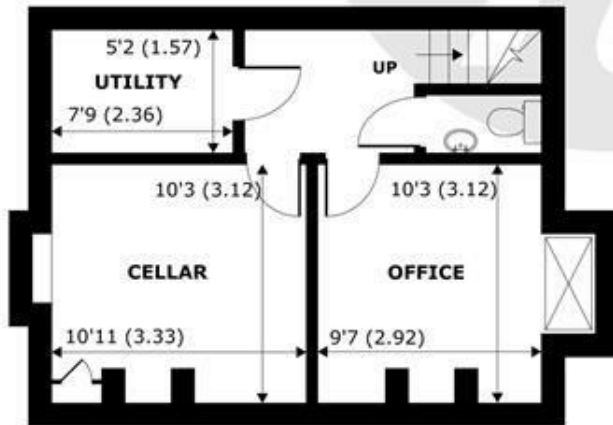
- 2 Bedroom Grade II Listed
- Rare Off-Street Parking For 1 Car
- Open Plan Eat-In Kitchen
- Beautifully Landscaped Courtyard
- Downstairs Cloakroom
- Town Centre Location
- Stylish Living Accomodation
- Contemporary Interior
- Office & Utility Room
- No Onward Chain



FIRST FLOOR
abt 436 SQFT (40.5 SQMT)



GROUND FLOOR
abt 672 SQFT (62.4 SQMT)



LOWER GROUND FLOOR
abt 439 SQFT (40.7 SQMT)



Grove Road, Windsor, SL4

Approximate Internal Area = 1274 sq ft / 118.3 sq m (Excludes Restricted Head Height)

Approximate External Area = 1547 sq ft / 143.7 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 2023. Produced for Hardings. REF: 448140





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

