

3 2 1



# Helena Road, *Windsor*

OSBORNE HEATH

# An attractive three bedroom Victorian house situated on a popular road in the heart of Windsor.

On the ground floor there is a sheltered entrance, hallway, double reception room with fireplaces and a kitchen/breakfast room with doors leading out to the rear garden.

The first floor comprises a landing with exposed floor boards, two bedrooms and a white bathroom suite.

Stairs rise from the first floor landing into a loft conversion, that makes a great bedroom or study.

Outside, there is a small enclosed front garden with a tiled path to the front door. The rear garden offers a high degree of privacy and has decking with a step down to a central area featuring raised flower beds with mature shrubs and plants. There is also a storage cupboard that houses the gas boiler.

Helena Road is a sought after address in Windsor town centre. Windsor has a wide range of shops and restaurants as well as the Castle, Great Park, Racecourse and Legoland. Nearby train stations include Windsor & Eton Central and Windsor & Eton Riverside where trains run to London Paddington (via Slough) and London Waterloo. Nearby schools include Eton, The Kings House, Oakfield, The Queen Anne, St Edwards, Trevelyan, Trinity St Stephen, Upton House, Windsor Boys and Windsor Girls. Windsor is also convenient for the M4, M25 and Heathrow Airport.

EPC rating D. Council tax band E.





**APPROXIMATE FLOOR AREA**  
House - 94.00 sq m - 1001 sq ft  
(Gross Internal Area)



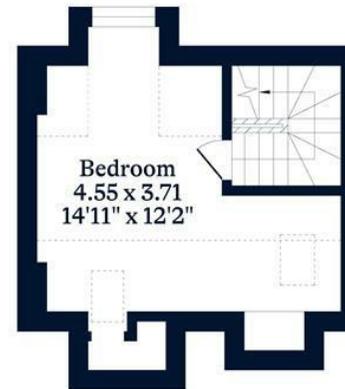
**NOT TO SCALE**  
This plan is for illustration purposes only



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

[OSBORNEHEATH.CO.UK](http://OSBORNEHEATH.CO.UK)