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Cell Farm Avenue, *Windsor*

OSBORNE HEATH

An extended and refurbished family home with four bedrooms, two bathrooms, driveway parking, a south facing garden and no onward chain.

The main room on the ground floor is the extended and refitted kitchen with integrated appliance, a breakfast bar, living and dining areas, plus bi-folding doors out to the south facing garden. There is also a formal living room and a downstairs WC.

The first floor has three bedrooms and a family bathroom. The loft floor has been converted and now has the main bedroom with a modern en suite bathroom.

To the front of the house there is driveway parking for three vehicles plus side access to the rear garden. There is also a garden studio which could be used as a home office or gym.

Cell Farm Avenue is in the popular village of Old Windsor, close to River Thames and local shops including The Royal Farms Windsor Farm Shop. Windsor is a short drive away and has a wide range of shops and restaurants as well as the Castle, Great Park, Racecourse and Legoland. Nearby train stations include Windsor & Eton Riverside where trains run to London Paddington (via Slough), and from Datchet to London Waterloo. The area is well served by a variety schools, such as Kings Court, Queens Anne Royal, Queens Court, St Johns Beaumont, St Peters and Trevelyan. Windsor is also convenient for the M4, M25, M40, M3 and Heathrow Airport.

EPC rating C. Council Tax band B.





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APPROXIMATE FLOOR AREA

House - 122.10 sq m - 1312 sq ft
Outbuilding - 10.60 sq m - 114 sq ft
Total - 132.70 sq m - 1426 sq ft
(Gross Internal Area)

NOT TO SCALE

This plan is for illustration purposes only



This floor plan has been created by Property Shoot Ltd following the RICS code of measuring and is for indicative guidance only. 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. Details shown on this floorplan, including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon.

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