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# Wolf Lane, *Windsor*

OSBORNE HEATH



# An extended and refurbished three double bedroom, two bathroom detached house in a small cul-de-sac off Wolf Lane.

The ground floor has an L-shaped living room, kitchen with underfloor heating plus dining and living spaces leading out to the garden, study/family room and a downstairs WC.

Upstairs there are three double bedrooms, a walk-in wardrobe and en suite shower room to the principal bedroom, and a modern family bathroom.

To the front of the house there is driveway parking and a garage for storage. Side access on both sides lead to the garden which faces west and has gated rear access plus a studio with power and wifi.

The property is situated in a small cul-de-sac off Wolf Lane, to the west of Windsor. There is a range of shopping facilities close by including Tesco and Aldi, with additional facilities 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, and there is bus stop close by including the GoToGate bus service to Heathrow Terminal 5. The area is well served by a number of state, private and international schools and there are various parks close by. Windsor is also convenient for the M4, M25 and Heathrow Airport.

EPC rating C. Council Tax band F.



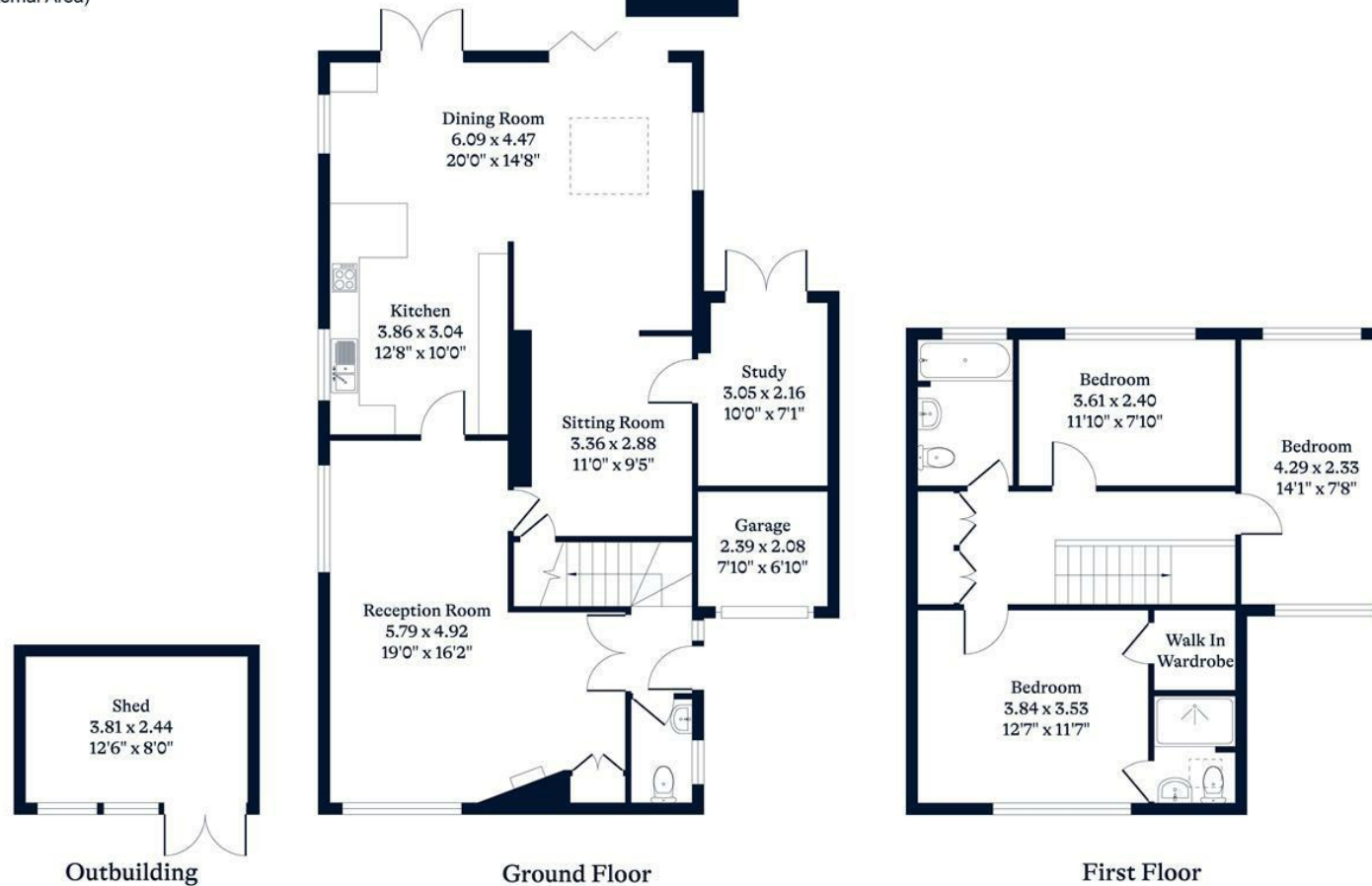






**APPROXIMATE FLOOR AREA**  
House - 143.60 sq m - 1,546 sq ft  
Garage - 5.00 sq m - 53 sq ft  
Outbuilding - 9.51 sq m - 102 sq ft  
Total - 158.11 sq m - 1,701 sq ft  
(Gross Internal Area)

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



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.

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