



**40 Duncroft, Windsor, SL4 4HH**  
**£415,000 Freehold**

CHAIN FREE A three bedroomed terrace house in need of updating throughout. The property has a good sized garden and parking space for two cars at the front. It is conveniently located for local shops, schools and easy reach of the town centre

### **Entrance Porch**

Glazed panelled door to

### **Entrance Hall**

### **Sitting/Dining Room**

Fireplace with wooden surround, sliding patio doors to garden

### **Kitchen**

Fitted with units incorporating stainless steel sink, work surfaces with floor and wall cupboards and drawers, space for cooker, tiled splashbacks and surround, Potterton gas fired boiler, understairs storage cupboard

### **Utility Room**

Fitted units, work surface, floor and wall cupboards and drawers, doors to the front and back of the house

### **First Floor Landing**

Access hatch to loft

### **Shower Room**

Good sized, enclosed, glazed shower cubicle, wash hand basin with cupboard under, built in airing cupboard, fully tiled walls

### **Separate WC**

Close coupled WC, part tiled walls

### **Bedroom 1**

Built in wardrobe cupboard

### **Bedroom 2**

Built in wardrobe cupboard

### **Bedroom 3**

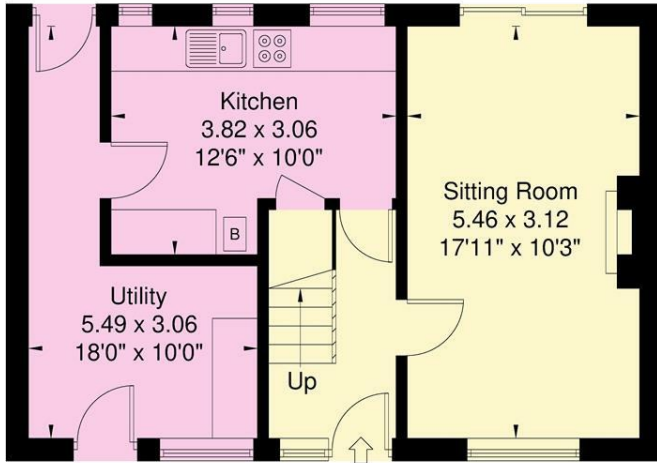
### **Outside**

Rear garden of good size, laid to lawn with central pathway, panelled fencing to the side boundaries. Greenhouse. Two garden sheds. Outside tap. Parking to the front for two cars

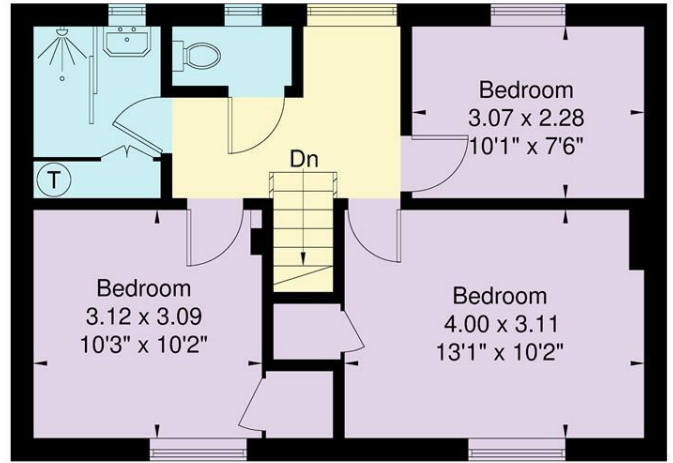
# Floor Plan

Approximate Floor Area = 89.64 sq m / 964.87 sq ft

Duncroft



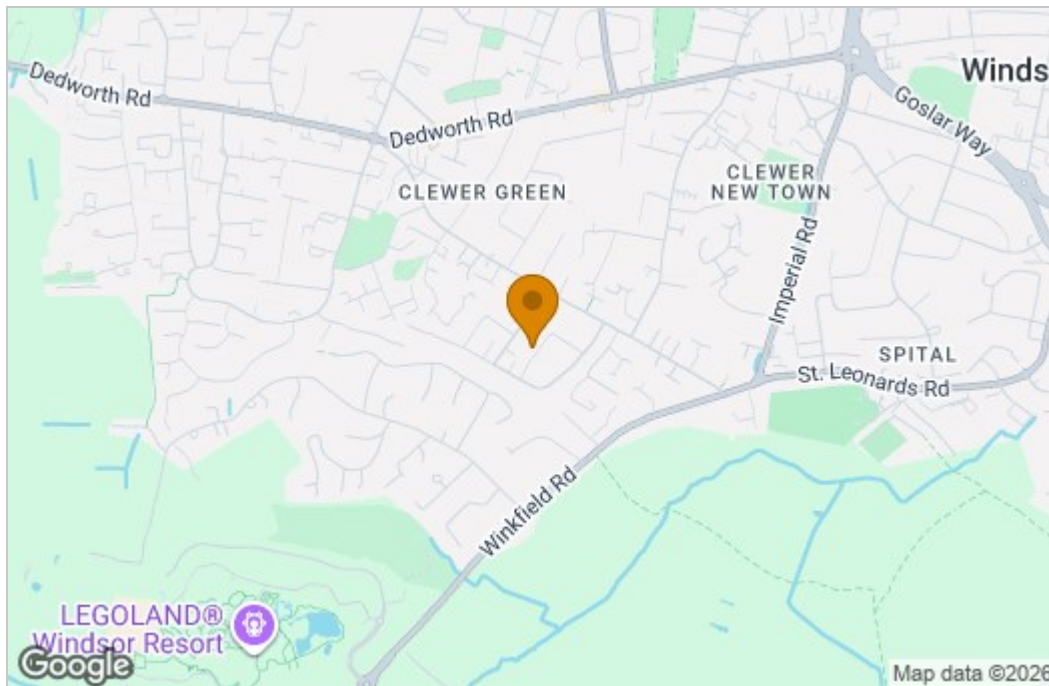
Ground Floor



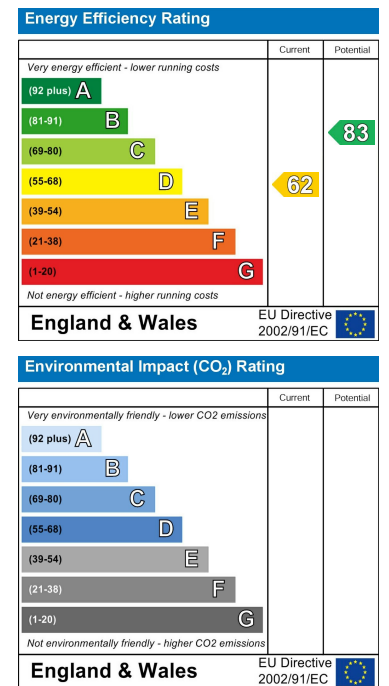
First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

# Area Map



# Energy Efficiency Graph



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