



# SIMMONS & SON



**Eton Wick Road, Eton Wick, SL4 6JU**

**Price Guide £580,000 Freehold**

Located on Eton Wick Road, this charming four-bedroom semi-detached house offers a delightful blend of space and comfort, making it an ideal family home. The property boasts a well-designed double-storey extension on the side, which enhances the living space and provides additional versatility. This extension includes a convenient annex, perfect for guests, a home office, or even a playroom for the children.

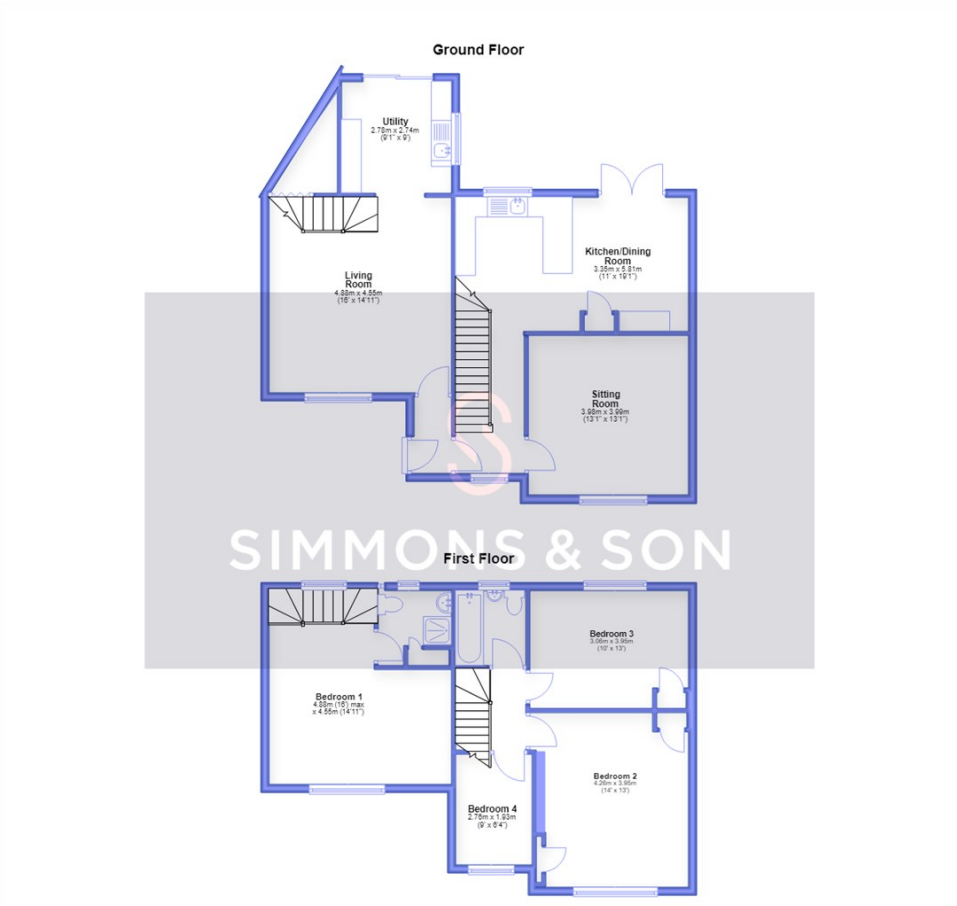
The location is particularly appealing, as it is situated close to the historic town of Windsor, known for its stunning castle and vibrant community. Residents will enjoy easy access to local amenities, parks, and excellent transport links, making it a prime spot for both relaxation and convenience.

The property features a driveway, providing ample parking space for multiple vehicles, a valuable asset in this desirable area. Inside, the house is filled with natural light, creating a warm and inviting atmosphere throughout. Each of the four bedrooms offers generous proportions, ensuring that everyone in the family has their own personal space.

This semi-detached home is not just a place to live; it is a sanctuary where memories can be made. With its combination of modern extensions and proximity to Windsor, this property is a rare find and is sure to attract interest from discerning buyers. Do not miss the opportunity to make this wonderful house your new home.



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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. These plans are for representation purposes only and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of a valuation or for any legal purpose. Plan produced using PlanUp.

- Four Bedroom Semi-Detached Family Home
- Double Story Extension
- Village Location
- Close To Windsor's Vibrant Amenities, Top-Rated Schools, & Transport Links To London
- Self Contained Annex
- Corner Plot
- Potential To Extend STPP
- Requires Modernisation
- EPC : TBC
- Council Tax Band : E



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

These particulars are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility. Intending purchasers or tenants should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. We have not carried out a survey or checked the services, appliances or fixtures and fittings. Room dimensions should not be relied upon for carpets or furnishings. No employee or partner of B Simmons & Son has authority to make or give any representation or warranty in relation to the property. All negotiations for this purchase must be made through B Simmons & Son.