



Luff Close, Windsor, SL4 4NP
Offers In Excess Of £600,000

DBK
ESTATE AGENTS



An astounding illustration of a NEW BUILD Detached home with No Onward Chain!

This property has been crafted to fit the needs to any modern and growing family with no stone left unturned with its use of high-quality materials throughout.

Accommodation is arranged over two floors and sprawls circa 1,155 sq.ft with the ground floor benefitting from a modern fitted kitchen complete with integrated appliances and stone worktops, two reception rooms one of which leads out to a lush private rear garden via French doors. Further attributes of the ground floor include an entrance hall, utility room and a chic shower room/ WC.

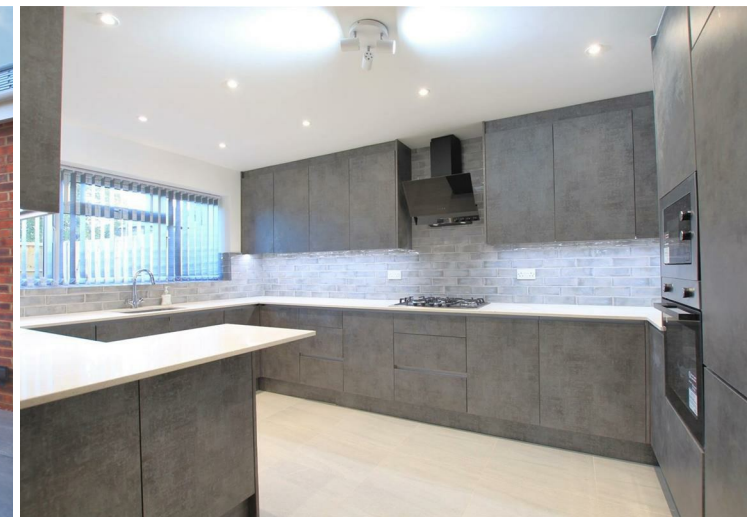
The first floor of the residence includes three bedrooms (primary bedroom with ensuite) and a fashionable family bathroom suite.

It further benefits its own front garden, a rear garden, gas central heating, double-glazed windows.

Sited on this residential no through road the property is conveniently located within walking distance to an ample array of amenities located on Dedworth Road and Clewer Hill Road. The property is also sited 1.7 miles from Windsor & Eton Central Station connecting commuters to neighbouring towns and The City. London Heathrow Airport can also be found within a short drive as well as the M4 and M25. The property also falls within the catchment of local reputable schools.

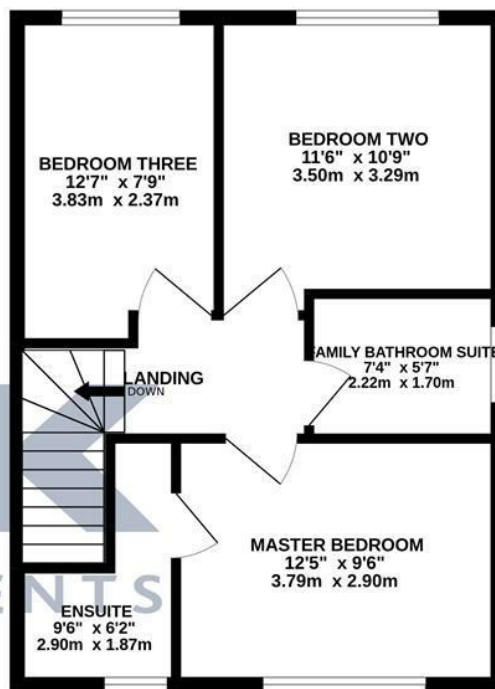
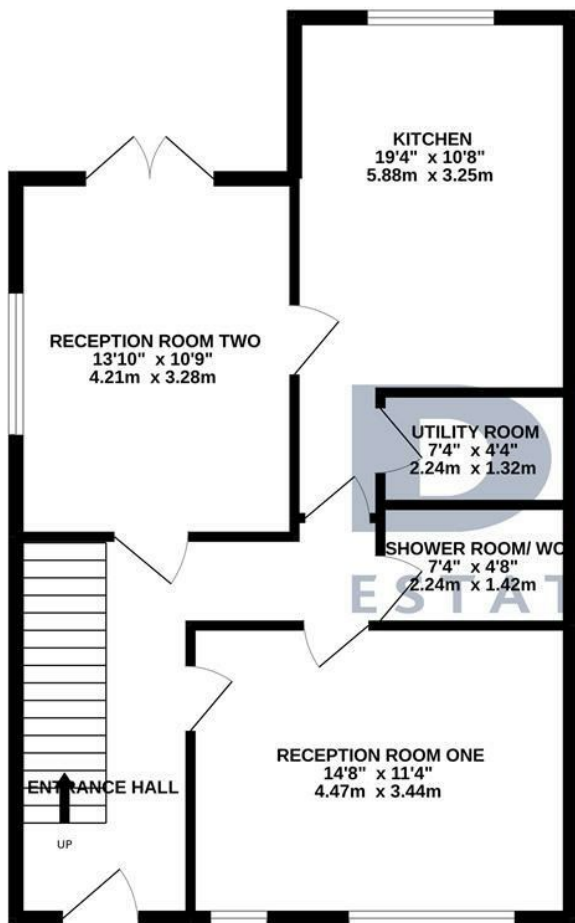
Key Features

- **New Build**
- **Detached Property Circa 1,155 Sq.Ft**
- **Three Bedrooms (Primary Bedroom with Ensuite)**
 - **Two Reception Rooms**
- **Breath-taking Kitchen with Integrated Appliances + Stone Worktops**
- **Fashionable Family Bathroom Suite**
- **Ground Floor Shower Room/ WC**
 - **Utility Room**
- **Rear Garden with Gated Access**
 - **Front Garden**



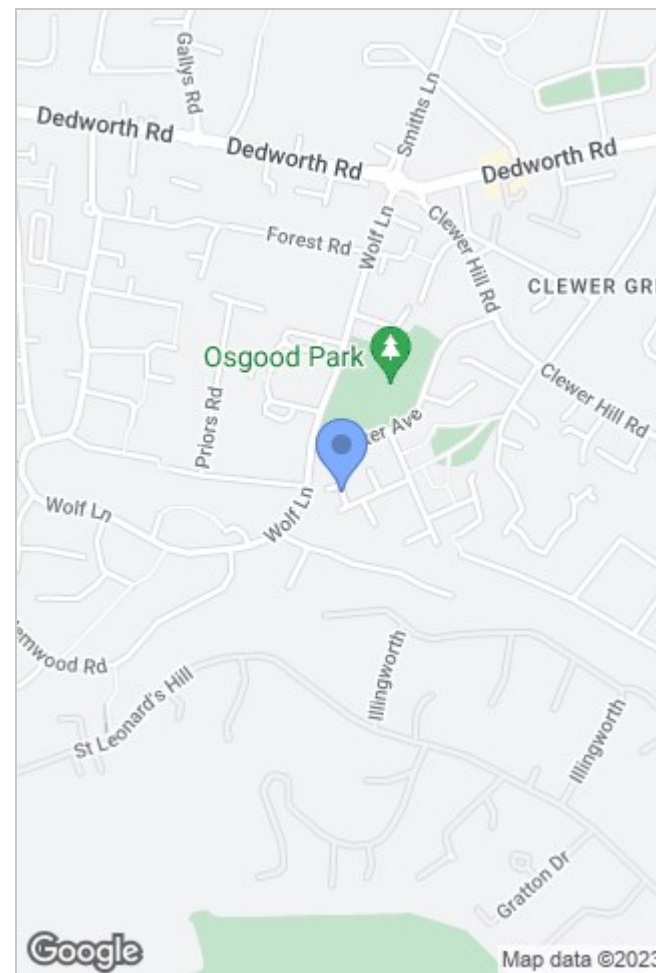
GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.

1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA: 1155 sq.ft. (107.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			94
(92 plus) A			
(81-91) B		83	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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