



42 Bears Rails Park, Old Windsor, SL4 2HN

£575,000

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NO ONWARD CHAIN

A beautifully presented two-double-bedroom home within the distinctive and historic Bears Rails Park development. Surrounded by attractive communal grounds adjoining Windsor Great Park, the property enjoys a peaceful semi-rural setting while remaining within walking distance of the village shops, pubs, restaurants and everyday amenities.

The light-filled accommodation offers generous proportions and impressive high ceilings. The ground floor comprises a welcoming entrance hall, cloakroom, spacious L-shaped living/dining room and a separate traditionally styled kitchen with integrated appliances. Upstairs are two well-proportioned double bedrooms, both with built-in wardrobes and en-suite bathrooms. The front bedroom enjoys stunning views of the development, while the rear overlooks the idyllic communal grounds towards Windsor Great Park. There is huge POTENTIAL TO CREATE A 3rd BEDROOM AND BATHROOM INTO THE LOFT SPACE and FURTHER EXTENSION TO THE GROUND FLOOR (subject to all the usual consents).

Outside is a fully enclosed private rear garden, principally laid to lawn with an adjoining patio, together with TWO ALLOCATED PARKING SPACES to the front .

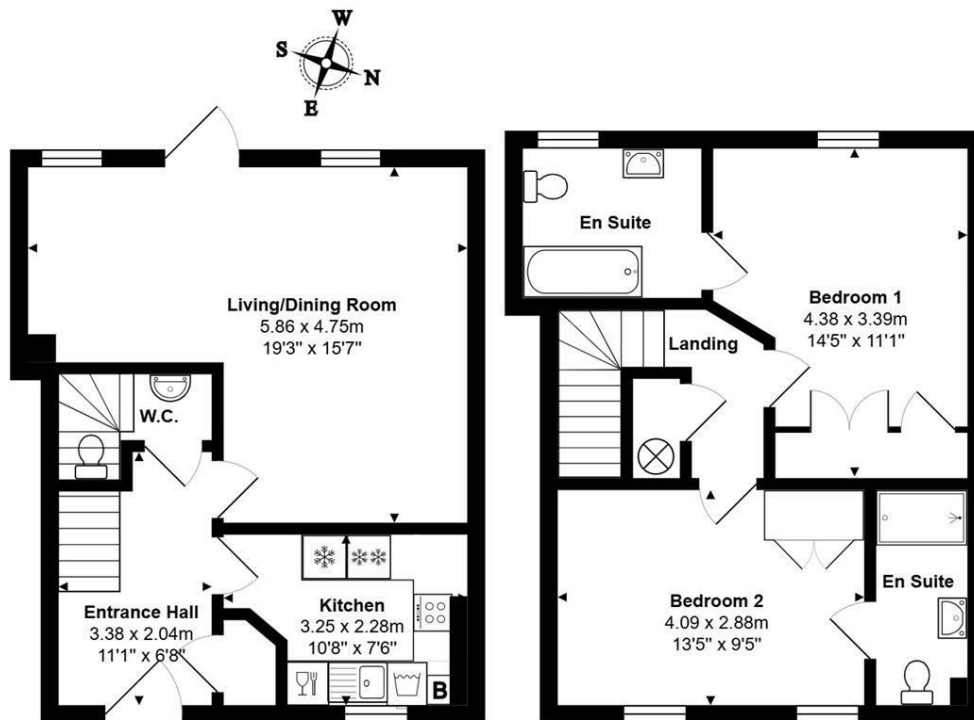
Residents enjoy extensive communal grounds, a children's play area and direct pedestrian access into Windsor Great Park, with scenic routes towards the Long Walk and Windsor. Each home also has its own private storeroom within the former Gaol House, while residents may reserve the communal hall and kitchen for family celebrations, parties and private functions.

Bears Rails Park occupies a site of considerable local interest, having originally formed part of the Windsor Union Workhouse before becoming Old Windsor Hospital. The terrace houses once formed part of the hospital's maternity ward. Combining character, generous accommodation and a remarkable setting, the property also offers potential for a loft conversion or extension, subject to the necessary consents.

SERVICE CHARGES FOR THIS YEAR: £2,134



Floor Plan



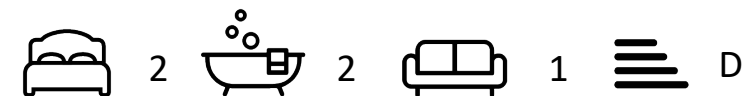
Total Area: 81.8 m² ... 881 ft²



Features

- NO ONWARD CHAIN
- Two Double Bedrooms,
- Two Parking Spaces
- Stunning Communal Grounds
- Idyllic Historic Location
- Two En-suite Bathrooms
- Gated Access to Windsor Great Park
- POTENTIAL TO CREATE A THIRD BEDROOM & BATHROOM IN THE LOFT (STPP)
- EPC Rating: D / Council Tax Band: G

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Tenure - Freehold Council Tax Band - G

