

**SALES**  
242 Dedworth Rd  
Windsor  
Berkshire  
SL4 4JR

Tel: 01753 621234  
Email: post@horler.co.uk

**SALES**  
1 Temple Cottage  
The Green  
Datchet, Berkshire  
SL3 9BJ

Tel: 01753 546667  
Email: mail@stephenuren.co.uk



**HORLER**  
Incorp. Stephen Uren



## **29 Ellison Close, Windsor, Berkshire, SL4 4BZ**

**Offers in excess of £450,000**

An exceptional opportunity in West Windsor – stylish 3-bedroom family home

Set just off the popular Clewer Hill Road, this beautifully presented three-bedroom family home offers the perfect blend of style, space, and practicality in a sought-after location.

Inside, you'll find a bright and airy living room, complete with a charming feature fireplace – ideal for cosy evenings. The modern, generously sized kitchen is perfect for family dining and entertaining, finished to a high standard with plenty of storage and worktop space.

Upstairs offers three well-proportioned bedrooms, ideal for growing families or those needing a home office or guest space.

Outside, the home continues to impress with a private rear garden and the rare benefit of rear access to a garage – a true bonus for storage, parking, or hobby use.



## Property Summary

Welcome to this charming three-bedroom mid-terrace family home located in the desirable Ellison Close, just to the west of Windsor. This property is ideally situated, offering easy access to local amenities and reputable schools, making it perfect for families.

As you enter, you will find a well-equipped kitchen/diner, providing a lovely space for family meals and entertaining guests. The large living room is a highlight of the home, featuring doors that open up to a secluded garden, perfect for enjoying the outdoors in privacy. Additionally, there is a convenient downstairs washroom, enhancing the practicality of the living space.

On the first floor, you will discover three comfortable bedrooms, each offering a peaceful retreat for rest and relaxation. The family bathroom is also located on this level, ensuring that all essential facilities are easily accessible.

This property also benefits from a garage at the rear, providing valuable storage space or potential for additional uses. You can also benefit from an additional storage space at the front of the property.

With its excellent location and well-thought-out layout, this home is a wonderful opportunity for those looking to settle in a vibrant community. Do not miss out on the chance to view this delightful property. Please call today on 01753 621234 to arrange a viewing.

## General Information

Council Tax Band 'D'

## Legal Note

\*\*\*Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract\*\*\*.

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		

