



36 Cawcott Drive, Windsor, SL4 5PU
£475,000

 **HORLER**

36 Cawcott Drive, Windsor, SL4 5PU

A substantial 3 bedroom corner plot located on the Laing Estate in Windsor and conveniently situated for many local amenities, schools and transport links. In addition to the three bedrooms, shower room and wc upstairs, are a large living room, dining room, fitted kitchen, downstairs washroom and store room. There is a single garage adjacent to the property as well as off street parking. The rear garden has the benefit of a greenhouse, shed and paved patio area.

For viewings please call 01753 621234.



Entrance and Hallway

Through partially glazed front door with side panel into hallway with double radiator, power points and doors leading to the living room, dining room and kitchen; under stair storage.

Living Room

With front aspect UPVC double glazed window, integral fireplace with tiled surround, sliding French doors to dining room, tv and power points.

Dining Room

With UPVC double glazed French doors leading to the rear garden, sliding French doors to the lounge, entry to the kitchen and power points.

Kitchen

With side aspect UPVC double glazed window, a range of eye and base level units with complementary work surface, space for freestanding kitchen appliances, laminate wood flooring, partially tiled walls, power points and door leading to extension and downstairs washroom.

Extension/Store Room

With side aspect UPVC double glazed window, doorway to side of property and space for freestanding storage units and kitchen appliances.

Downstairs Washroom

Low level wc and wash hand basin

Bedroom 1

With front aspect UPVC double glazed window, fitted wardrobe, double radiator and power points.

Bedroom 2

Rear aspect UPVC double glazed window, fitted wardrobe, radiator and power points.

Bedroom 3

Front aspect UPVC double glazed window, radiator and power points.

Shower Room

Rear facing UPVC, frosted double glazed window, shower unit and pedestal wash basin.

Separate WC

Rear facing, frosted UPVC double glazed window and low level WC.

Garage

A single garage adjacent to the property with an up and over garage door and a side door next to the property and with a rear aspect window.

Back Garden

The rear garden is mostly laid to paving with a greenhouse and garden shed.

Front of Property

Laid mostly to shingle and with a concrete drive to the garage with off street parking, mature shrubs and trees and a side access gate to the rear of the property.

General Information

Council Tax Band E

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





Cawcott Drive SL4

Approximate Gross Internal Floor Area = 86.1 sq m / 927 sq ft

Garage Area = 15.1 sq m / 163 sq ft

Total Area = 101.2 sq m / 1090 sq ft

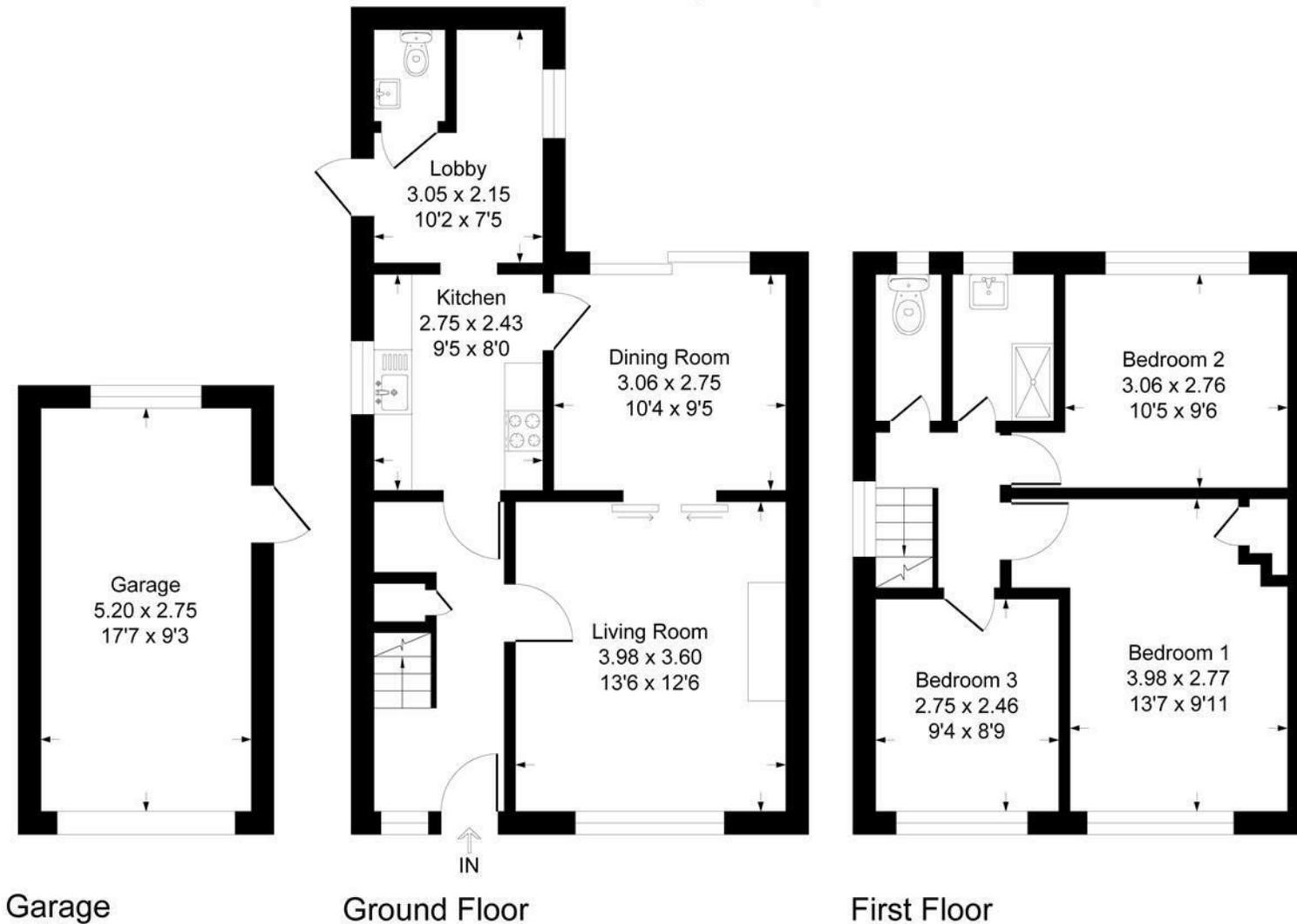


Illustration for identification purposes only, measurements are approximate, not to scale.