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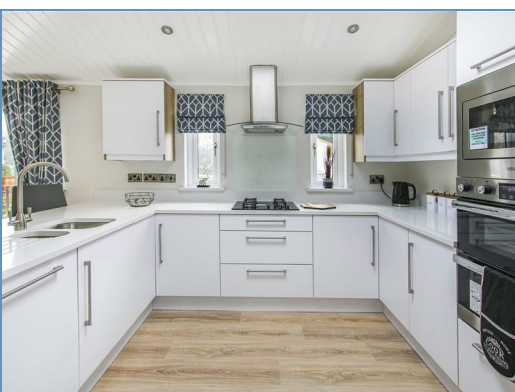


**17A CENTRE ROAD Willows Riverside Park, Windsor, Buckinghamshire, SL4 5TU**  
**£475,000**

**\*\* NO ONWARD CHAIN\*\***

Offered to the market is a one of a kind, beautifully maintained unit sited on the tranquil park of Willows Riverside. The property offers two double rooms with the principle room offering a walk in wardrobe and a spacious ensuite, a spacious living room with bifold doors over with access onto the raised patio, an open plan kitchen dinner with fully fitted appliances.

The property offer off street parking and a private rear garden.



### Entrance

Through a UPVC front door into hall

### Hall

With carpeted flooring, radiator and power points.

### Kitchen / dining

A range of eye and base level white high gloss units and a complimentary work top, integrated gas hob and extractor above, integrated high level double oven and microwave. American style fridge freezer and dishwasher. inset 1&1/2 sink and recessed drainage.

A 6 seater wood dining table, chandelier lighting, radiator, power points and UPVC double doors leading to the garden.

### Utility room

A range of units and cupboard space, integrated washing machine and a wall mounted Vaillant combi boiler.

### Living room

With UPVC double doors to rear garden, in built electric fire, power points, vaulted ceilings, spotlights and carpeted flooring.

### Bedroom

A double bedroom with, divan bed, fitted bedside draws and dressing table, carpeting flooring, vaulted ceilings, recessed spotlights and UPVC double glazed doors to rear patio

### Ensuite

Fully tiled and under floor heated with a four piece suit including free standing bath and hand held attachment, walk in shower cubicle, vanity wash hand basin and low level W.C. Heated towel rail and shaver point.

### Walk in closet

A range of full length and half hanging rails with shelving.

### Bedroom two

A double bedroom, divan bed, 2x bedside draw units, radiator, vaulted ceilings, recessed spotlights and mirrored fitted wardrobes.

### Bathroom

A side aspect UPVC double glazed frosted window, double walk in shower cubicle, vanity wash hand basin and low level WC, tile walls and flooring with under floor heating .

### Garden

A good size wrap around garden with a patio veranda and steps leading down to a lawn.

### General information

Monthly site fees: Approx. 260.73 per month  
Water and Sewage: Approx. £16.97 per month  
FAMILY PARK  
NO PETS ALLOWED

### 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	

