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HORLER
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17 Manor Road, Windsor, SL4 5LP
£645,000

Welcome to Manor Road, Windsor - a charming location for this spacious 3-bedroom house with 3 reception rooms and 3 bathrooms. This property boasts a large extension, including a loft room, providing ample living space for you and your family.

As you step inside, you'll be greeted by the warm and inviting atmosphere of the reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The separate family room at the rear of the house overlooks the large south-facing garden, offering a peaceful retreat where you can unwind and enjoy the outdoors.

With its well-designed layout and generous accommodation, this property on Manor Road is ideal for those seeking a comfortable and versatile living space. Don't miss the opportunity to make this house your home and create lasting memories in this wonderful setting.



Front of Property

Brick paved driveway with adjacent walls leading to front door and side access double gate.

Entrance

Through partially glazed UPVC double glazed door into porch/hallway with stairs rising to the first floor.

Living Room

With front aspect double glazed window, oak wood flooring, spotlights, tv and power points and large radiator.

Kitchen/Diner

With rear aspect bifold doors and window as well as a range of eye and base level units with complementary work service and integrated appliances, two Velux windows, spotlights, power points, oak wood flooring as well as tiled floor in the cooking area, breakfast bar and ample space for dining room table and chairs.

Bedroom 1

Front aspect double glazed window, extra large radiator, fitted carpet, tv and power points.

Bedroom 2

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

Family Bathroom

Rear aspect double glazed window, freestanding roll top bath on plinth, low level wc, pedestal wash hand basin, tiled floor and walls.

Shower Room

With glass enclosed corner shower unit, low level wc, wash hand basin, tiled walls and floor and electric chrome towel rail.

Bedroom 3 + Ensuite

On the second floor this delightful master bedroom with Velux sky windows and rear aspect Juliet balcony, fitted carpet, bespoke fitted wardrobes making use of the eaves, fitted carpet, tv and power point PLUS ensuite with double shower unit with glass doors, low level wc,, pedestal wash hand basin, electric chrome towel rail, extractor fan, tiled walls and floor

Rear Garden

Secluded rear garden with surrounding wooden fence, laid mostly to lawn, patio area adjacent to the property and garden room with bifold doors, power, study with shower room with wc and wash hand basin, and additional patio area.

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC

