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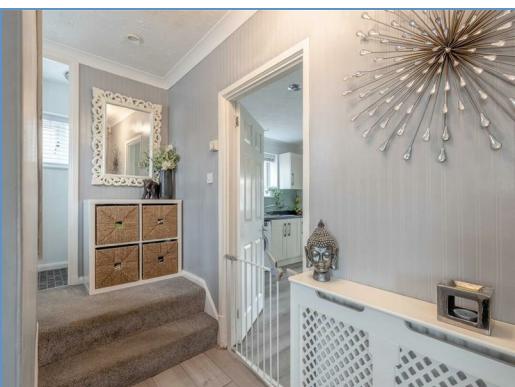


9 Abbots Walk, Windsor, Berkshire, SL4 4EA
£590,000

An incredibly sought after 4 bedroom family home which has been largely extended and occupies a generous plot in a pleasant cul de sac. The property has been fully re-decorated throughout by the current owners and is "turn key" ready for one lucky family.

The property offers generous size living accommodation and a beautifully landscaped sunny aspect rear garden.

There is also parking to the front for two vehicles and nearby the property benefits from being walking distance to schools and amenities.



Entrance porch:

Through an UPVC front door with windows over the front aspect, recessed storage cupboard and tile flooring. Door into:

Hall:

Under stairs storage cupboard, radiator, tile flooring doors into:

Living room:

A front aspect room with a UPVC window, feature gas fire place with a marble effect and wooden surround, radiators, TV and power points, double doors into:

Dining room:

A bright room with UPVC double patio doors, radiator, TV and power points

Breakfast room:

Forming part of the kitchen extension is this breakfast room with space for a small dining table, fitted range of eye and base level units with a complimentary work surface, space for a fridge/ freezer, UPVC window and external door. Arch into:

Kitchen:

Fitted with a white kitchen suite comprising of a eye and base level units with a solid black speckled work surface, inset sink with drainer, integral oven with a five ring gas hob and extractor fan above, UPVC window over the side aspect, cupboard housing wall mounted boiler, space for freestanding washing machine, tile splash backs and tile flooring.

Downstairs W.C:

Comprising of a low level W.C, wall mounted wash hand basin, frosted window over the side aspect, tile flooring.

Stairs leading to first floor landing:

Window over the front aspect, airing cupboard housing the hot water cylinder, loft access and doors into:

Bedroom one:

A great size double bedroom with a UPVC window over the rear aspect, recessed wardrobes with a range of hanging space, drawers and shelving, single shower cubicle nicely hidden with matching sliding doors, radiator, TV and power points.

Bedroom two:

A second double bedroom with a window over the rear aspect, radiator, TV and power points.

Bedroom three:

A third double bedroom with a window over the side aspect, radiator, TV and power points.

Bedroom four:

A fourth double bedroom with a window over the front aspect, recessed wardrobes with sliding doors, radiator, TV and power points.

Family bathroom:

A three piece white bathroom suite comprising of a panel enclosed bath with shower and glass screen above, low level W.C, vanity wash hand basin with cupboard below, heated towel rail, tile flooring and walls, frosted UPVC window over the side aspect.

Rear garden:

A South-East facing rear garden with a paved patio directly behind the property, otherwise laid with easy to maintain artificial grass with paths leading to a raised decking area at the rear of the garden, flower bed borders, timber fenced enclosed, side access leading to front, timber shed.

Front of property:

A paved driveway for two cars, being brick wall enclosed with black iron gates.

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 CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

