



106 St. Andrews Crescent, Windsor, Berkshire, SL4 4EN  
£600,000

 **HORLER**



## 106 St. Andrews Crescent, Windsor, Berkshire, SL4 4EN

\*\*\* Variable price range £600,000-650,000\*\*\*

A spacious and welcoming 2 bedroom family home with a loft room and extensive storage is located to the West of Windsor and is within walking distance of local shops, amenities and good schools. The property benefits from a large sitting room, well equipped kitchen/dining room, conservatory and a much larger than average corner garden with a southerly rear aspect. The property also has a garage and workshop adjacent to the house and a paved driveway with off road parking for multiple vehicles. Offered to the market with no onward chain.



### **Entrance**

Through partially glazed UPVC front door to:

### **Hall**

With doors leading to bedrooms 1 and 2, sitting room, kitchen/diner and family bathroom. and a stairway to the loft room and eaves area.

### **Bedroom one**

A front aspect UPVC bay style window with a radiator below, power points and fitted carpet.

### **Bedroom two**

A front aspect UPVC bay style window with a radiator below, power points and fitted carpet.

### **Kitchen/Diner**

A range of eye and base level units with electric hob, extractor fan and high level double oven, a wall mounted boiler, appliance space for washing machine and fridge freezer, inset sink and drainer, a side aspect UPVC double glazed window, radiator, a rear aspect UPVC double glazed window, dining area and door leading to:

### **Conservatory**

A UPVC double glazed conservatory with a brick skirt, radiator, power points and sliding double doors to the side.

### **Living room**

With a rear aspect UPVC double glazed window, and side aspect UPVC doors to garden, electric fireplace and surround, radiator and power points.

### **Shower room**

A tiled room with a rear aspect UPVC double glazed window, a step in double shower cubicle, vanity wash hand basin with storage below and a low level W.C

### **Loft room/eaves**

With velux window, fitted carpet, power points and multiple storage space in the eaves.

### **Garage and workshop**

With side access from the front of the property, a self contained garage and workshop to the rear with lighting and power.

### **Garden**

One of the larger plots on the Road, benefiting from a South Westerly facing aspect with elevated views across Berkshire. Mainly laid to lawn with access to the garages, paved patio directly behind the property and access to the front of the property.

### **Front of property**

Fully block paved driveway with side access to garage, workshop and rear garden.

### **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.\*\*









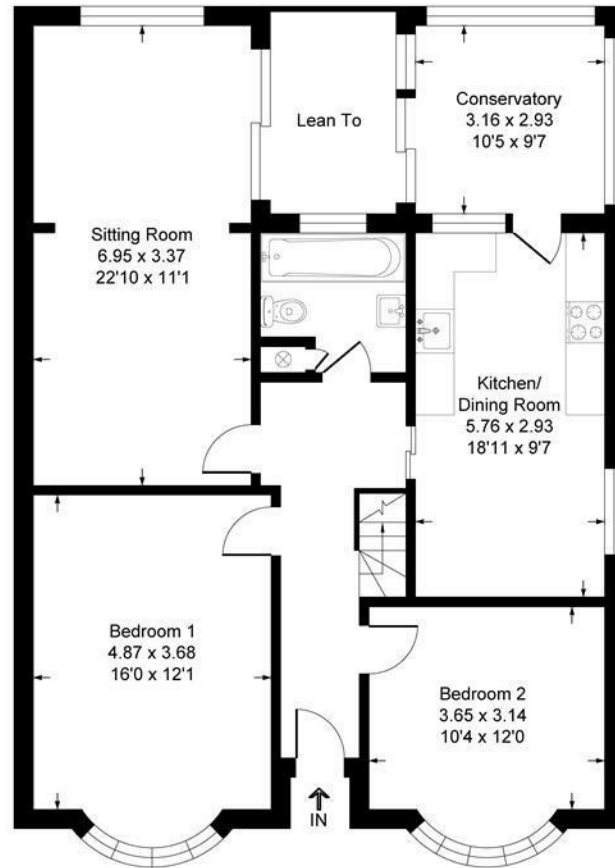


## St Andrews Crescent SL4

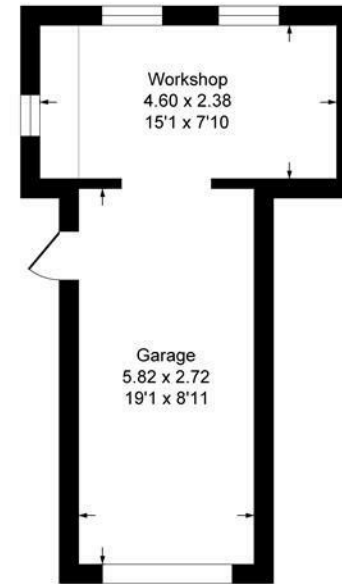
Approximate Gross Internal Floor Area = 114.4 sq m / 1232 sq ft

Garage Area = 27.1 sq m / 293 sq ft

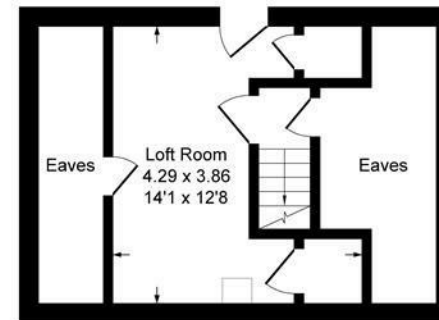
Total Area = 141.6 sq m / 1525 sq ft



Ground Floor



Garage



First Floor

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