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**HORLER**  
Incorp. Stephen Uren



**1B Fiveways Wolf Lane, Windsor, Berkshire, SL4 4HR**  
**£285,000**

Located in the desirable Wolf Lane area of Windsor, this well-presented split-level two-bedroom maisonette offers comfortable and versatile accommodation, ideally suited to modern living. The thoughtfully arranged layout provides a good degree of separation between the living and sleeping areas, creating a practical and welcoming home.

The property comprises two generous double bedrooms, a spacious L-shaped living room, a fitted kitchen and a family bathroom. The accommodation offers excellent proportions throughout, providing ample space for couples, small families or those working from home.

A further benefit is the allocated off-street parking space for one vehicle, adding valuable convenience. Ideally located close to a range of local amenities, reputable schools, parks and excellent transport links, the property provides easy access to Windsor town centre and surrounding areas.

Combining generous accommodation, allocated parking and a highly desirable location, this attractive maisonette presents an excellent opportunity for those seeking a comfortable and well-connected home in Windsor.





Property Summary

Positioned in the charming area of Wolf Lane, Windsor, this delightful split-level maisonette offers a perfect blend of comfort and convenience. With two spacious double bedrooms, this property is ideal for couples, small families, or those seeking a serene retreat in a vibrant community. Upon entering, you are welcomed into a well-designed L-shaped living room, providing ample space for relaxation and entertaining. The shaker style fitted kitchen/dining room is functional, making it a joy to prepare meals. The layout of the maisonette ensures a sense of privacy and separation between the living and sleeping areas, enhancing the overall living experience.

This property boasts one well-appointed bathroom, catering to the needs of its residents. Additionally, the maisonette comes with allocated off-street parking for one vehicle, a valuable feature in this sought-after location.

The surrounding area is rich with local amenities, including shops, cafes, and parks, ensuring that all your daily needs are within easy reach. Families will appreciate the proximity to reputable schools, making this an excellent choice for those with children. Furthermore, the excellent transport links nearby provide easy access to Windsor and beyond, making commuting a breeze.

In summary, this two-bedroom maisonette on Wolf Lane presents a wonderful opportunity to enjoy a comfortable lifestyle in a desirable location. With its appealing features and convenient surroundings, it is a property not to be missed.

Lease information

Council Tax band 'C'

- Lease Term: 125 years
- Lease Start Date - 2018
- Lease Remaining - 117 years
- Service Charges: Changes per year but last year approx £1200 per annum.
- Ground Rents: £250

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.\*\*

