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**HORLER**  
Incorp. Stephen Uren



**9 Abbots Walk, Windsor, Berkshire, SL4 4EA**  
**£599,950**

Nestled in the charming cul-de-sac of Abbots Walk, Windsor, this semi-detached house presents an exceptional opportunity for families seeking a spacious and inviting home. With four well-proportioned bedrooms and three reception rooms, this property has been thoughtfully extended to provide generous living accommodation that caters to modern family life.

\*\*\*\*\* Photos taken prior to rental\*\*\*\*\*



## Property Summary.

Located in Abbots Walk, Windsor, this semi-detached house presents an exceptional opportunity for families seeking a spacious and inviting home. With four well-proportioned bedrooms and three reception rooms, this property has been thoughtfully extended to provide generous living accommodation that caters to modern family life.

The interior boasts a warm and welcoming atmosphere, perfect for both relaxation and entertaining. The beautifully landscaped rear garden offers a serene outdoor space for children to play or for family gatherings during the warmer months.

Offroad parking for two vehicles at the front of the property, adds to the convenience of this delightful home. Furthermore, its prime location means that schools and local amenities are just a short walk away, making it an ideal choice for families.

This property is offered with no onward chain, allowing for a smooth transition into your new home. With its combination of space, style, and a fantastic location, this family home on Abbots Walk is not to be missed.

## 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		
	57	69
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		
EU Directive 2002/91/EC 		

