



Oak Lane, Windsor
Berkshire, SL4

HAMPTONS
INTERNATIONAL

Beyond your expectations

Two Bedroom Period Terrace with No Onward Chain

Hamptons International

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Two Bedrooms | Bathroom | Open Plan Sitting/Dining Room | Kitchen | Garden

Guide Price £415,000 Freehold

Description

Offered to the market with no onward chain, a period two bedroom sandstone built cottage in a cul de sac location with parkland at the end, situated on the fringes of Windsor Town Centre.

Entrance hallway leads to an open plan sitting/dining room with exposed brick fireplace and wall. The kitchen offers a range of units and space for washing machine, fridge freezer, oven and dishwasher.

Features include solid welsh slate flooring on the ground floor and original polished wide floorboards on the first floor.

Stairs from the hallway lead to a generous main bathroom comprising white suite, and two double bedrooms with the master benefitting from substantial mirrored built in storage.

Outside

The front of the property is bordered by a low level brick wall and gate with a paved path leading to the front door. A door from the kitchen leads to a generous rear garden with a paved patio area around the house whilst the remainder of the garden is laid to lawn with mature trees and shrubbery, bordered by fence panelling.

Location

Oak Lane offers a scenic river walk into both Windsor

town centre and the train stations and is also ideally placed to take advantage of the excellent range of shops, bars and restaurants that Windsor has to offer.

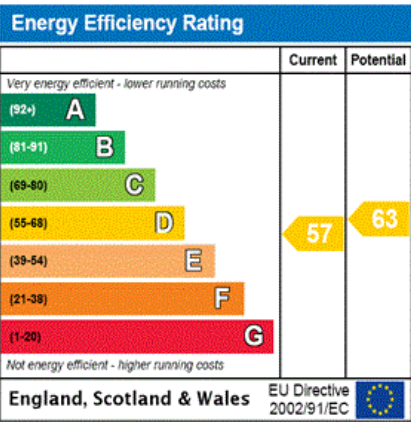
Two train stations provide links to London Paddington (via Slough) and Waterloo (mainline approx 50 mins). Windsor offers excellent transport links with the M4 junction 6 giving access to Heathrow Airport, London, the M40, M3 & M25 Motorway network.

Sporting and leisure facilities are varied with horse racing at both Windsor and Ascot, polo and horse riding in Windsor Great Park, golf at Sunningdale and Wentworth and rowing/boating on the River Thames.

An excellent range of schools are available in both the Independent and State sectors, including St George's, Upton House, Brigidine, Eton College, St. John's Beaumont, Papplewick and Lambrook-Haileybury, Trinity St Stephen, Queen Annes, St Edwards Catholic First School (Ofsted Outstanding) & Royal Free Middle School together with Windsor Boys and Girls (Ofsted Outstanding), High Schools to name a few.

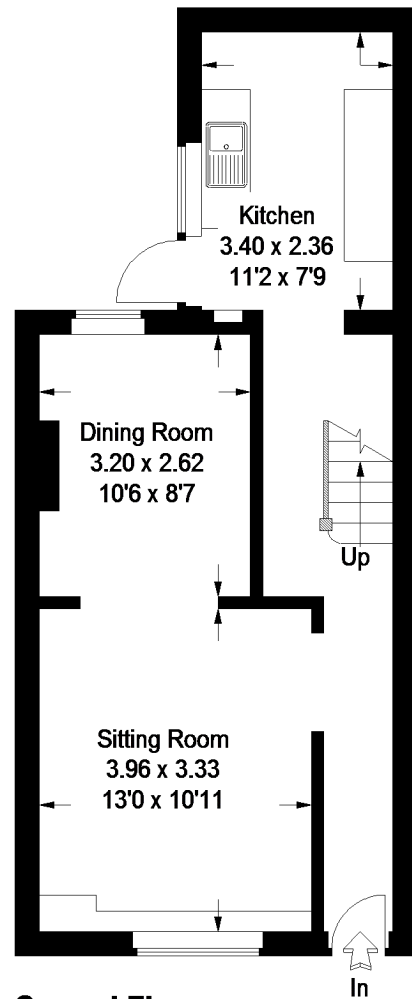
Additional Information

Planning permission has previously been granted for a 2 storey rear extension to provide an extra bedroom and extended kitchen area with a conservatory beyond. - Application 07/00231. Please note previous approval does not guarantee future decisions on new applications as this approval has now lapsed.

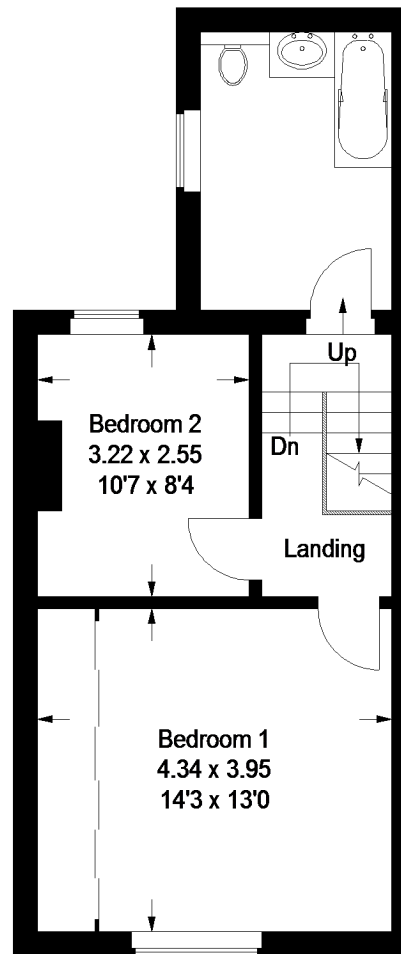


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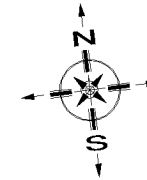
Approximate Gross Internal Area = 81 sq m / 872 sq ft



Ground Floor



First Floor



FLOORPLANZ © 2013
0845 6344080 Ref 117533

This plan is for layout guidance only.
Not drawn to scale, unless stated.
Windows & door openings are approximate.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

