

# The **Frost** Partnership

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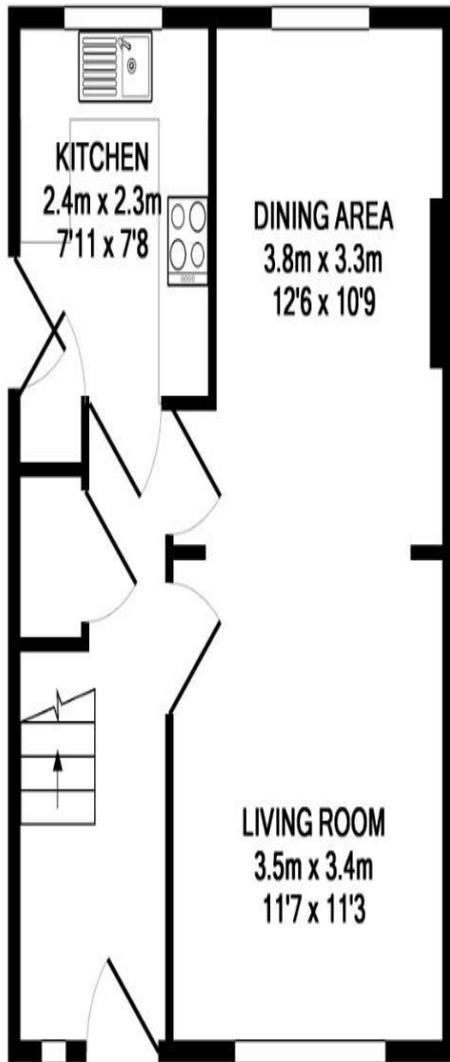
**4 Keppel Spur, Old Windsor, Berkshire, SL4 2LU**

**Asking Price: £525,000 (Freehold)**

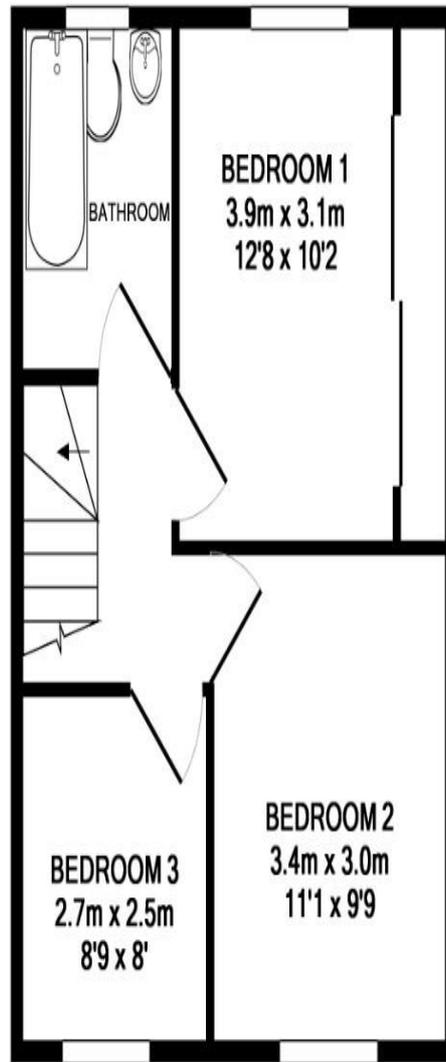


- Well presented semi detached home
- Three good sized bedrooms
- Open plan living/dining room

- Enclosed South West facing rear garden
- Driveway for several cars
- Popular cul-de-sac location



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 83.0 SQ.M. (893 SQ.FT.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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**A well presented three bed semi detached home situated in a pleasant sought after cul-de-sac location located within the popular village of Old Windsor with the river Thames and Great Park nearby. With open plan living/dining room and pleasant enclosed well proportioned rear garden. The property sits on a wider than average plot offering potential for extending (STPP)**

**Bedroom One** With double glazed window to rear, radiator, dimmer switch lighting controls, mains powered smoke alarm, telephone point and fitted wardrobes along one wall with sliding fronts housing combination boiler.

**First Floor Landing** With double glazed window to side, mains powered smoke alarm and access to the loft space via a pull down loft ladder. The loft is boarded with light and power and has shelving to utilise the storage space.

**Kitchen** The kitchen is fitted with a contemporary matching range of light wood base and wall units with contrasting work top surfaces incorporating a stainless steel sink and drainer unit with mixer tap and tiled splash back surrounds, integrated dishwasher, fridge and washing machine, a fitted five ring gas hob with electric oven under and extractor hood over, double glazed window to rear, a hardwood and glazed door to side, storage cupboard with power, tile effect laminate flooring.

**Bedroom Three** With a double glazed window to front, radiator, telephone point and dimmer switch lighting control.

**Open Plan Living/Dining Room** With double glazed windows to front and rear, two radiators, television aerial and telephone points, recessed spotlighting controlled by dimmer switch, coving to ceiling and surround sound with concealed wiring.

**Bedroom Two** With double glazed window to front, radiator, wooden flooring, telephone point and dimmer switch lighting control.

**Entrance Porch & Hallway** The Entrance porch is double glazed with lighting and a hardwood and glazed door with opaque double glazed side screen leading to the entrance hallway which has stairs leading to the first floor accommodation with storage cupboard under which has lighting and meters. There is a radiator, telephone point and mains powered smoke alarm.

**Location** The property has good access to the M3, M4 and M25 motorways and Datchet, Windsor, Egham, Wraysbury and Staines train stations. The property is also a short distance from the Windsor Great Park.

**Bathroom** With opaque double glazed window to rear, tiling to walls, chrome heated towel rail and a three piece white suite comprising of a pedestal wash hand basin with mixer tap, low level w.c. and panelled bath with shower over, shower attachment and shower screen.

**Driveway** The driveway has recently been laid with impregnated concrete in a London cobblestone design and is partially gravelled and provides parking for several vehicles. There are mature shrubs and outside lighting.

**Rear Garden** The attractive South West facing rear gardens are lawned with fenced boundaries, a 10 x 8 shed, outside lighting, double outside power supply point, mature shrubs, fruit tree and outside tap. There is a covered side porch with gates leading to the front of the property.

### **Directions**

Upon entering Old Windsor along the Straight Road continue until taking a right hand turn into Walpole Road. At the junction take a left hand turn into Ashbrook Road and continue until taking a left hand turn into Keppel Spur. The property can be observed on the right hand side.

### **VIEWING**

**Via The Frost Partnership, Clarence Road, Windsor, Berkshire  
Telephone: 01753 833000 Email: [windsor@frostweb.co.uk](mailto:windsor@frostweb.co.uk)**

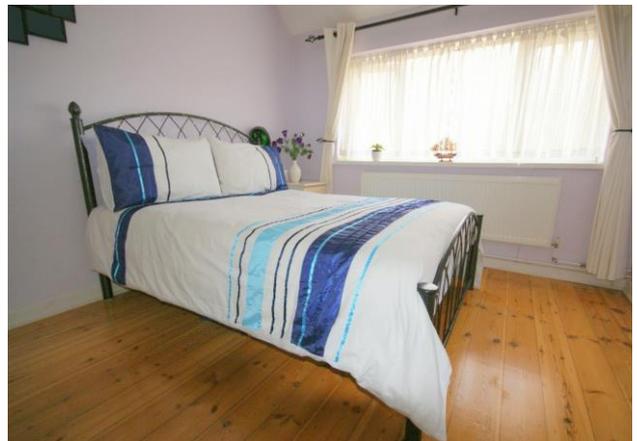
**AGENT'S NOTE**

Mortgage Advice Bureau (MAB)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Mortgage Advice Bureau (MAB). They are one of the largest mortgage brokers in the country and provide specialist mortgage advice. They can search thousands of mortgage deals to find the right one for you and due to their size have exclusive rates from many lenders that cannot be found on the high street or anywhere else. MAB have won over 70 national awards for the quality of their advice and service during the last five years. It is your decision whether you choose to deal with MAB. Should you decide to use MAB, The Frost Partnership will receive a referral fee of £300 inclusive of VAT from MAB. You will not have to pay anything with regard to this to The Frost Partnership.

Home Legal Services (HLS)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Home Legal Services (HLS) for conveyancing services. HLS provide us with a panel of quality conveyancing solicitors who operate on a fixed fee and a no sale, no fee arrangement, with 24/7 online case reports keeping you up to date at all times. It is your decision whether you choose to deal with HLS. Should you decide to use HLS, The Frost Partnership will receive a referral fee of £250 inclusive of VAT from HLS. You will not have to pay anything with regard to this to The Frost Partnership.



**Special Note:** For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.