

The **Frost** Partnership

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4 Warrington Spur, Old Windsor, Berkshire, SL4 2NF

Asking Price: £650,000 (Freehold)

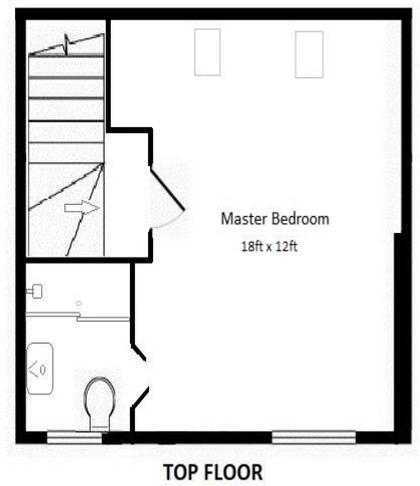
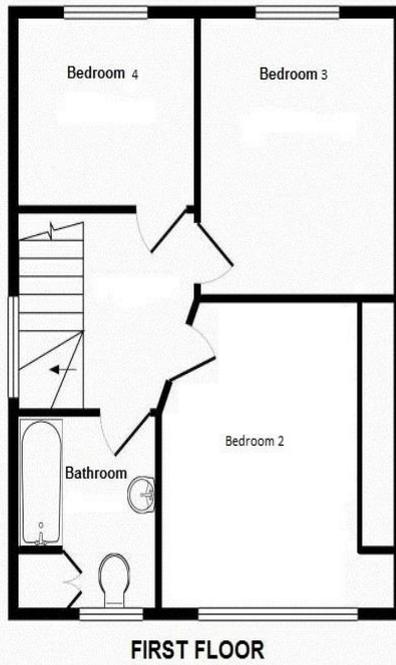
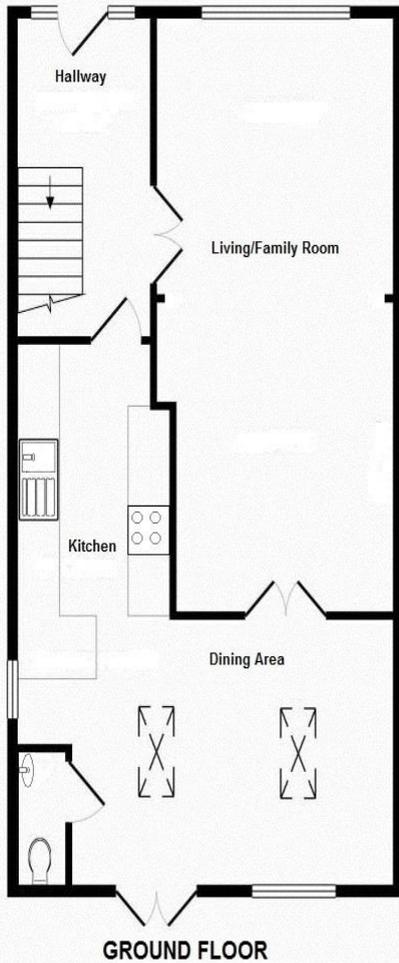


- Family size accommodation
- Driveway to the front
- Extended semi-detached home

- Four good size bedrooms
- Cul-de-sac Location
- EPC Rating D / Council Tax Band E

FLOOR PLAN

WARRINGTON SPUR, OLD WINDSOR



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.

Summary

A spacious three-bedroom semidetached family home which has been extended to the rear and offers a fabulous kitchen breakfast room with granite worktops. The property is in a popular cul-de-sac location in Old Windsor with ample off-street garden and a large rear garden.

Front and rear gardens the large lawned rear garden has gated side access, outside lighting, wooden shed with power, patio area and fenced boundaries.

The front garden has outside lighting and tap, small lawn area and block paving for off street parking.

Bathroom With opaque double-glazed window to rear, tiled walls, chrome heated towel rail, three-piece suite comprising of a low-level WC, wash basin set into vanity unit with storage cupboards under, panelled bath with shower over, airing cupboard.

Kitchen breakfast 12' (3.66) (12' (3.66)) x 7'7" (2.3) (7'7" (2.31)). Refitted with a contemporary range of cream painted base and wall cupboards with black granite work tops incorporating a breakfast bar, an under mounted sink and mixer taps. Four ring electric hob with extractor hood over, electric double oven, integrated washing machine, integrated dishwasher, integrated fridge/freezer, cupboard housing boiler. Open plan to dining area/family room.

Family room 16'4" (4.98) (16'4" (4.98)) x 11'7" (3.53) (11'7" (3.53)). Double doors leading to the living, double glazed doors leading the rear garden, two Velux windows and a double-glazed window overlooking the garden. Door leading to the cloakroom, radiator, ceramic floor tiles and opening into the kitchen.

Living room/dining room 24'4" (7.42) (24'4" (7.42)) x 11'7" (3.53) (11'7" (3.53)). With a double-glazed window to front, contemporary electric fireplace, radiators and oak flooring.

Master bedroom 18' x 12' Double glazed windows and two dual aspect Velux windows, door leading...

En-suite large shower cubicle, wash basin & WC. Double glazed window.

Bedroom one 12'5" (3.78) (12'5" (3.78)) x 11'7" (3.53) (11'7" (3.53)). With double glazed window to rear, radiator and fitted wardrobes.

Bedroom two 11'2" (3.4) (11'2" (3.4)) x 9'8" (2.95) (9'8" (2.95)). With double glazed window to front, radiator.

Bedroom four 8'8" (2.64) (8'8" (2.64)) x 7'9" (2.36) (7'9" (2.36)). With double glazed window to front, radiator.

Directions

Take the A308 Old Windsor, (one-way), keep in left-hand lane then continue forward onto the A308, at the roundabout take the 2nd exit onto the A308, at the Toby Carvery turn right onto St Peters Road, turn left onto Saint Luke's Road, turn left onto Kingsbury Drive, turn right onto Ashbrook Road, turn left onto Warrington Spur where number 4 can be observed on the left hand side.

VIEWING

Via The Frost Partnership, Clarence Road, Windsor, Berkshire

Telephone: 01753 833000 Email: 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.