

# Kings Road, Windsor

## SL4







This is an opportunity to acquire an impressive property arranged over five floors in a prestigious position overlooking Windsor's Long Walk and Great Park. Long Walk Villas is a gated development of classical townhouses. The property is located close to Windsor town centre and has spectacular views up The Long Walk towards Windsor Castle.

On the lower ground floor is the kitchen/breakfast/reception room. This spacious room is a versatile space designed to meet the needs of modern family living. The kitchen comprises of an extensive range of units and a range of integrated appliances. French doors allow direct access to the rear garden which provides a delightful space for summer dining/entertaining. The garden has been designed to provide an attractive terraced space with planting providing year round interest. This floor also has access to the integral garage, boiler room and a cloakroom.



*The property is located on a popular road in Windsor, conveniently located for the excellent range of shopping, leisure and recreational amenities. Road connections are good with the M4 (Junction 6) providing access to Heathrow, Central London, West Country and the M25, which in turn links with the M3 and M40. Rail services to London Waterloo are available from Windsor & Eton Riverside station and to London Paddington (via Slough) from Windsor Central station.*





The ground floor has a spacious reception hall which creates an impressive entrance to the property. There is a spacious double aspect reception room with contemporary fireplace. This room boasts a balcony overlooking the Long Walk and French doors opening on to the sun terrace to the rear providing a space to enjoy 'al fresco' entertaining.

The first floor provides three bedrooms one of which is en suite. A family bathroom and separate cloakroom completes this level.

The second floor accommodates the luxury main bedroom with extensive built-in wardrobe space and en suite bathroom with twin sinks, bath and separate shower. A further bedroom completes this floor. The third floor has a balcony with far reaching views of The Long walk and Windsor Castle.



**Approximate Gross Internal Floor Area****338.7 sq m/3,646 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



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**I would be delighted to tell you more.**

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2021. Photographs and videos dated May 2021.

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