

1 Helena Road

Windsor, Berkshire



**STRUTT
& PARKER**

BNP PARIBAS GROUP

A beautifully presented end-of-terrace house with a stunning interior, close to town centre

A stylishly renovated period house, in a highly desirable position just moments from sought-after Windsor's town centre and local commuter links. Arranged across four levels, the property features flexible and attractive living space, including an impressively converted, light and airy lower ground floor.



**2/3
RECEPTION
ROOMS**



**3/4
BEDROOMS**



3 BATHROOMS



**OFF-ROAD
PARKING**



**COURTYARD
GARDEN**



FREEHOLD



TOWN



1,617 SQ FT



**GUIDE PRICE
£1,100,000**

The property

1 Helena Road is an impressive period house enjoying a corner location in a desirable Windsor position moments from The Long Walk and within easy reach of the town centre and its two mainline stations. The house has been thoughtfully and creatively renovated, the result of which is a contemporary and truly unique interior. Of additional note, and a bonus, is the option of off-road parking within the courtyard garden, due to gated access and dropped kerb into Dagmar Road.

The ground floor accommodation is arranged to provide a well-presented family room with wood flooring and built-in shelving, and an adjacent living room that is flooded with natural light courtesy of the double-height glass roof over the lower ground level; a galleried walkway with glass balustrading leads over this area and provides access to the pretty courtyard garden.

The cleverly designed lower ground level provides further living and entertaining space, with the glass

roof and galleried area above providing plenty of light and a sense of space to the kitchen and dining area.

The kitchen is fitted with a modern range of units and integrated appliances, while the dining area has space for a family dining table beneath the impressive double-height ceiling overhead.

To the front of this floor is a sitting room/bedroom with double doors opening out to a small courtyard area with attractive tessellated floor. This room is currently being used as a sitting room but could be utilised as a bedroom if required, serviced by an adjacent shower room.

Situated on the first floor is the principal bedroom with en suite shower room, benefitting from views of Windsor Castle, as well as a further bedroom, and a family bathroom, whilst the second floor is host to an additional room for use as a study or a fourth bedroom, with skylights overhead and access to eaves storage.



Outside

The house enjoys a corner plot, opening onto Helena Road and with access to on-street parking on Helena Road, Dagmar Road and Keppel Street, all of which have marked bays and operate a resident permit parking scheme.

At the rear there is a walled courtyard garden providing patio seating for al fresco dining and space for various pot plants. This area can also be used for parking with gated access and a dropped kerb onto Dagmar Road.

Location

The historic market town of Windsor is one of the UK's most sought-after locations with its pretty streets, beautiful parks and proximity to London. The town offers a fine variety of shopping and supermarkets, while some of the country's finest restaurants are within easy reach.

For the commuter, and within striking distance of the property, Windsor's two train stations offer regular

services to London Waterloo and Paddington (via Slough); the M4 is available via the nearby junction 6, providing access to Heathrow Airport, the M25, Central London and the West Country.

Leisure facilities are superb and plentiful, with world-class golf courses on Windsor's doorstep, spectacular parks, and the river Thames for boating and rowing.

Windsor is also fortunate to be near some of the country's finest state and public schools, including St George's School, Upton House School and the world-famous Eton College.



Distances

- Windsor town centre 0.2 miles
- Ascot High Street 6.5 miles
- Maidenhead 7.0 miles
- Heathrow Airport (T5) 8.5 miles
- Central London 25.5

Key Locations

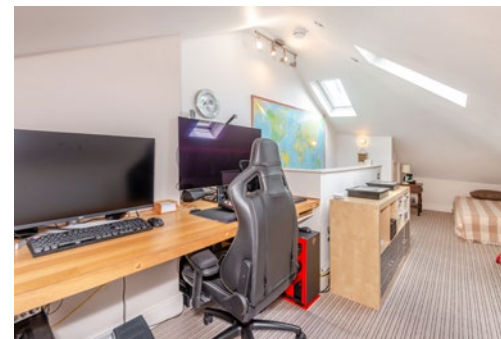
- Windsor Castle
- Windsor Great Park
- Windsor Racecourse
- Savill Garden
- Virginia Water Lake
- Runnymede
- LEGOLAND Windsor Resort
- Ascot Racecourse

Nearby Schools

- St. George's School, Windsor
- Windsor Boys' School
- Windsor Girls' School
- Upton House, Windsor
- Eton College
- St John's Beaumont School, Old Windsor
- Bishopsgate School, Englefield Green

Nearby Stations

- Windsor & Eton Central Station
- Windsor & Eton Riverside Station





The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Floorplans

House internal area 1,617 sq ft (150 sq m)

(excluding double height area)

For identification purposes only.

Directions

Post Code: SL4 1JN

what3words: ///joins.prime.rests

General

Local Authority: Royal Borough of Windsor & Maidenhead - Tel. 01628 683800

Services: Mains electricity, gas, water and drainage.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Rating: C

Parking: The rear courtyard garden has gated entry (and a dropped kerb) from Dagmar Road, thereby providing off-road parking.. Permit parking.

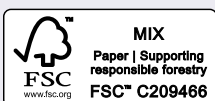
Windsor

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