



82 Kings Road
Windsor, Berkshire

A charming, cottage-style end-of-terrace home, enviably located opposite the Long Walk

A delightful period cottage offering neutrally-decorated living space arranged over two floors. The property is conveniently located for Windsor town centre and enjoys a supreme position, with views over the Long Walk



2 RECEPTION ROOMS



2 BEDROOMS



1 BATHROOMS



PERMIT PARKING



FRONT & REAR GARDENS



FREEHOLD



TOWN



1,050 SQ FT



**GUIDE PRICE
£795,000**



The property

An appealing end-of-terrace cottage offering period charm and modern styling, creating a bright and free-flowing layout. The inviting neutral colour palette complements the practical, harmonious stripped wooden flooring that extends from the reception hall into the family room and the adjoining drawing room. Both reception rooms feature cast-iron fireplaces and alcove shelving and cupboards, with glazed double doors providing access through to the rear aspect kitchen/breakfast room.

Flooded with natural light, the kitchen is fitted with range of contemporary units, topped with stone work surfaces, and integrated appliances, and there is ample space for informal dining alongside the French doors which provide a seamless inside to outside living environment. A utility room provides useful space for domestic appliances and incorporates a ground floor cloakroom.

Step-level changes on the first floor add architectural interest, with the landing serving as a dedicated study area and linking the two bedrooms. Both bedrooms benefit from fitted wardrobes and charming decorative fireplaces. The stylish family bathroom is enhanced by wall panelling and features a free-standing, claw-footed bath tub and a separate shower cubicle, along with twin basins.



Outside

The property is fronted by a low-brick wall, topped with railings, with a paved path leading to the entrance. At the rear, a south and west-facing paved terrace, perfect for al fresco dining and relaxation, adjoins the house. A pathway cuts through a lawn bordered by specimen trees, leading to the rear boundary where a gravelled area sits beneath an expansive, greenery-covered pergola, offering a cool, shady retreat and storage space for garden equipment, bikes, and a wood supply.

Location

Situated with an outlook over to The Long Walk, the property enjoys immediate access to beautiful walking and cycling routes. The historic market town of Windsor offers an extensive range of shopping with both independent and national stores on the main shopping thoroughfare, Peascod Street, and in the pedestrian-only shopping centre of King Edward Court, together with numerous cafés, bars and restaurants.

Windsor's two train stations offer fast services into London, while the nearby M4 (J6) provides easy access into London, the West Country and Heathrow Airport for nationwide and international travel.

Leisure and sporting facilities are plentiful, with world-class golf courses on Windsor's doorstep including Wentworth, Sunningdale, Swinley Forest and The Royal Berkshire, with horse riding and polo in Windsor Great Park, horse racing at Ascot and Windsor, along with boating on some stretches of the River Thames.

The area is fortunate to have an excellent range of schools in both the state and independent sectors.



Distances

- M4 (Jct 6) 3 miles
- Windsor & Eton Central station 0.7 mile
- Windsor & Eton Riverside station 0.9 miles
- Ascot High Street 6.2 miles
- Maidenhead 7.4 miles
- Heathrow Airport (T5) 8.1 miles
- Central London 23.8

Key Locations

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

Nearby Schools

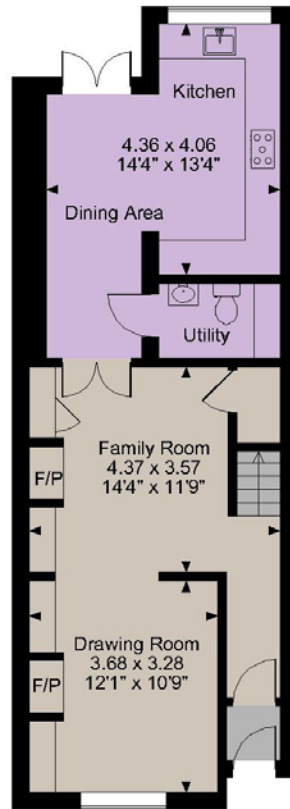
- St. George's School
- Windsor Boys' School
- Windsor Girls' School
- Upton House, Windsor
- Eton College
- Lambrook, Winkfield Row
- Bishopsgate, Englefield Green
- St. John's Beaumont, Old Windsor
- Papplewick, Ascot
- St. George's, Ascot

Nearby Stations

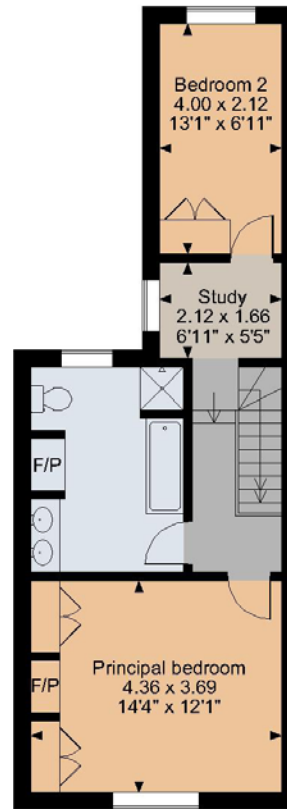
- Windsor & Eton Central Station
- Windsor & Eton Riverside Station
- Datchet Station



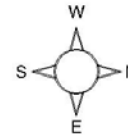
Kings Road, Windsor
Internal area 1,050 sq ft (98 sq m)



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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Floorplans

House internal area 1,050 sq ft (98 sq m)

For identification purposes only.

Directions

Post Code SL4 2AP

what3words: ///paper.losses.state

General

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

Services: Mains electricity, gas, water and drainage.
Gas central heating.

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

Council Tax: Band E

EPC Rating: E

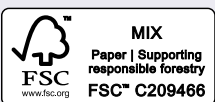
Windsor

16 Park Street, Windsor, Berkshire SL4 1LU

01753 257217

windsor@struttandparker.com
struttandparker.com

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