



49 Springfield Road  
Windsor, Berkshire

**STRUTT  
& PARKER**  
BNP PARIBAS GROUP



## A beautifully presented semi-detached house with a stylish interior, close to town centre

A 3-bedroom family house, situated in a popular road, within striking distance of Windsor town centre and its two stations, the Long Walk, and Windsor Great Park. Arranged across three levels, the property features attractive living space, along with a contemporary courtyard-style garden.



**2 RECEPTION ROOMS**



**3 BEDROOMS**



**1 BATHROOM**



**PERMIT PARKING**



**GARDEN**



**FREEHOLD**



**TOWN**



**1,101 SQ FT**



**GUIDE PRICE  
£725,000**



### The property

A beautifully-presented period property that has been beautifully refurbished, resulting in light and airy living space arranged over three levels. The many features of the house include period fireplaces, and sash windows with plantation-style shutters.

There are two reception rooms on the ground floor: the elegant sitting room with a bay window, fireplace and wooden flooring, and the dining room, also with wooden flooring and enjoying direct outside access. The adjoining kitchen room is fitted with a sleek range of units, a central island with integral breakfast bar, granite worksurfaces, and integrated appliances including a gas hob, double oven, microwave, dishwasher, and coffee machine. Bi-folding doors open the room out to the smart rear garden, thereby 'bringing the outside in' and extending the dining/entertaining space during the warmer seasons.

Two bedrooms are arranged on the first floor, along with a family bathroom, whilst the second floor is host to a third bedroom with a feature exposed brick wall, and with ample wardrobe storage.

### Outside

To the front of the house is a small garden screened from the road by a brick-retaining wall topped with hedging, whilst to the rear of the house, there is a stylish courtyard-style garden that has been creatively paved and enclosed by raised borders with feature lighting and a variety of specimen plants. The garden enjoys year-round visual interest and provides superb al-fresco dining and relaxing space.



## 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 1 miles
- Ascot High Street 6.8 miles
- Maidenhead 6.5 miles
- Heathrow Airport (T5) 8.8 miles
- Central London 25

## 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

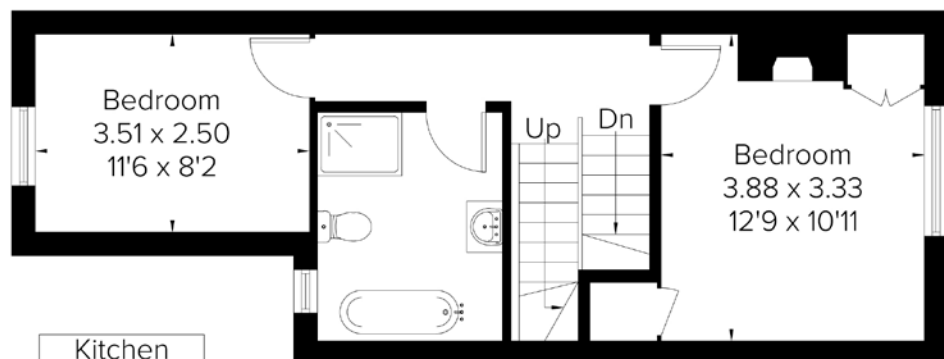
## Nearby Stations

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





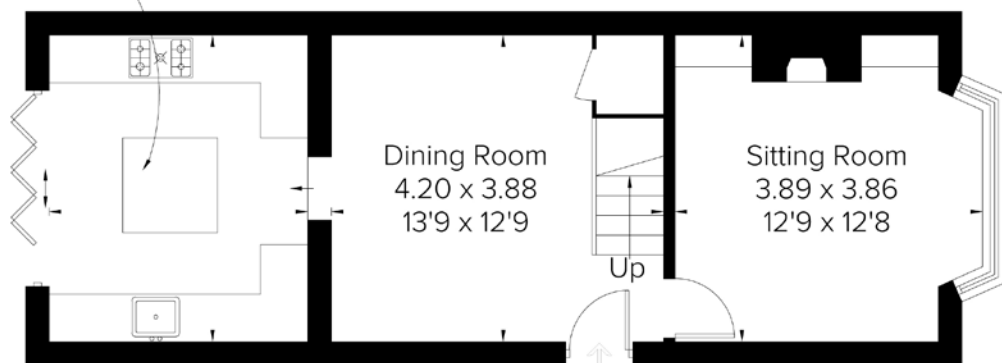
Approximate Area = 102.3 sq m / 1101 sq ft  
Including Limited Use Area (2 sq m / 21 sq ft)



First Floor



Second Floor



Ground Floor

[Dashed line] = Reduced head height below 1.5m

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 267405



## Floorplans

House internal area 1,101 sq ft (102.3 sq m)  
For identification purposes only.

## Directions

Post Code: SL4 3PP

what3words: ///spends.words.hints

## General

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

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

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

**Council Tax:** Band D

**EPC Rating:** E

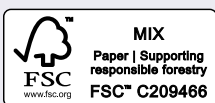
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## Windsor

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