




49 Springfield Road

Windsor, Berkshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A beautifully refurbished semi-detached house with a stylish interior, close to the 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



**ASKING PRICE
£725,000**



The property

A beautifully presented period property, extensively refurbished by highly-regarded Crestwood Design & Build, offering light and airy living space arranged over three levels. The comprehensive upgrade includes a full loft conversion, completely rebuilt to provide high-quality additional accommodation. Further enhancements include redecoration throughout, new carpets, a bespoke staircase, and a refurbished roof, resulting in a stylish and thoughtfully modernised home. Many original features have been carefully preserved, including 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 direct outside access. The adjoining kitchen room is fitted with a sleek range of units, a central island with integral breakfast bar, granite work surfaces, 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 ample cupboard 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 mile
- Ascot High Street 6.8 miles
- Maidenhead 6.5 miles
- Heathrow Airport (T5) 8.8 miles
- Central London 25 miles

Key Locations

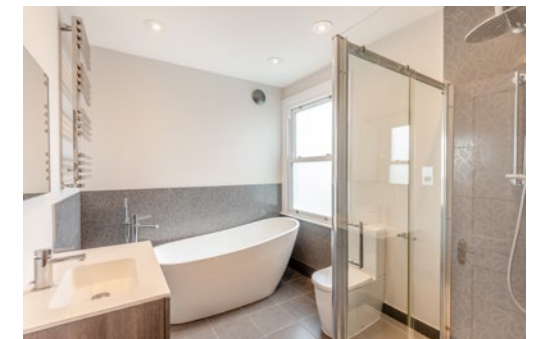
- Windsor Castle
- Windsor Great Park
- Windsor Racecourse
- Savill Garden
- Virginia Water Lake
- Runnymede
- LEGOLAND Windsor Resort
- Ascot Racecourse

Nearby Schools

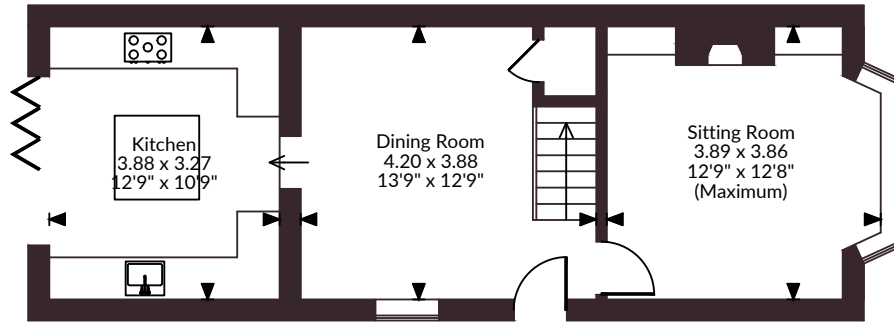
- St. George's School, Windsor
- Windsor Boys' School
- Windsor Girls' School
- Upton House, Windsor
- Eton College
- St John's Beaumont School, Old Windsor
- Bishopsgate School, Englefield Green

Nearby Stations

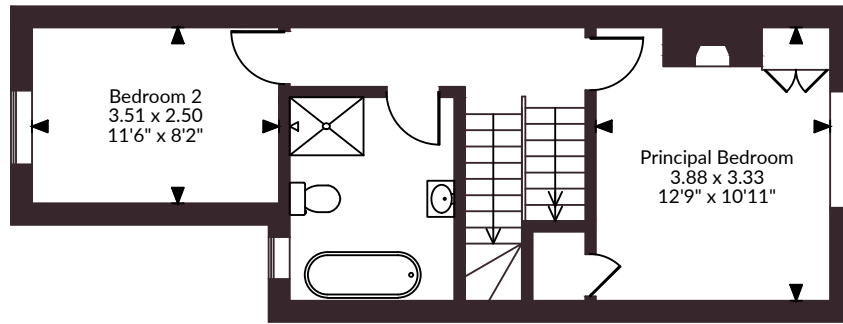
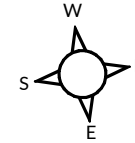
- Windsor & Eton Central Station
- Windsor & Eton Riverside Station



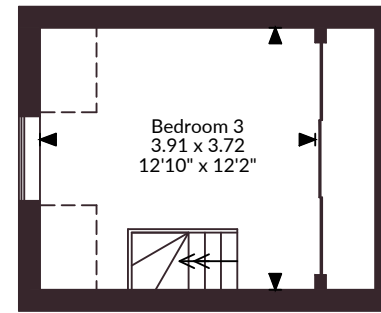
Springfield Road, Windsor
 Approximate area 1,101sq ft (102 sq m)
 Including limited use area 2 sq ft (21 sq m)



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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 1,101 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

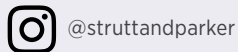
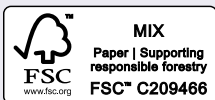
EPC Rating: E

Windsor

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