



19 St. Leonards Avenue
Windsor, Berkshire

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BNP PARIBAS GROUP 

19 St. Leonards Avenue Windsor, Berkshire SL4 1HX

Within easy reach of amenities, an appealing terraced home with charming, period characteristics and a contemporary interior

M4 (Jct 6) 2.4 miles, Windsor & Eton Central station 0.6 miles, on foot (London Paddington 29 minutes), Windsor & Eton Riverside station 0.9 miles, on foot (London Waterloo 58 minutes), Ascot 6.8 miles, Heathrow Airport (T5) 9 miles, Central London 25 miles

Reception hall | Sitting room | Family room
Kitchen/dining room | 4 Bedrooms | Family bathroom | Shower room | Front and rear garden | Residents' permit parking | EPC: D

The property

A charming period family house offering stylishly enhanced accommodation that provides a living environment eminently suited to modern lifestyles. The rich tones of wood-floor covering in the hallway extends across the ground floor creating a pleasing sense of cohesion across reception areas, including an elegant sitting room with bay window recess and feature fireplace with wood-burning stove. A versatile-use family room, with extensive display shelving, showcases an embellished cast-iron fireplace and has an open aperture with a step down linking to the impressive kitchen/dining room creating a convivial hub in this home. Filled with natural light courtesy of four skylights in the part-vaulted ceiling, and a wall of glazed bi-folding doors which provide a seamless transition to the outside, the kitchen is fitted with sleek cabinetry, topped with stonework surfaces, and features an island unit with breakfast bar.

The bedroom accommodation on the first floor comprises a south-facing principal room with

ornate fireplace and fitted wardrobe storage, whilst the second room also retains a pretty, antique hearth. The third bedroom is adjacent to a beautifully appointed family bathroom which complements a modern shower-room on the floor below. A second stairway rises to a quiet refuge at the top of the house, with skylights offering an outlook towards the castle, and an exposed brick chimney adding a visual feature in this additional flexible-use room.

Outside

A low-level brick wall fronts the street, with a wrought-iron gate opening onto a tessellated pathway leading to the entrance doorway. The neatly presented rear garden is walled to one boundary, with brick-edged beds to the side margins which frame a low maintenance faux grassed area. A paved terrace adjoins the back of the house, with a second paved patio at the bottom of the garden offering an alternative spot to dine, relax and enjoy this pretty outdoor setting.

Location

St. Leonard's Avenue offers a conveniently situated, prime residential setting on the southern side of historic Windsor and just 600 metres from The Long Walk. The town provides 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.

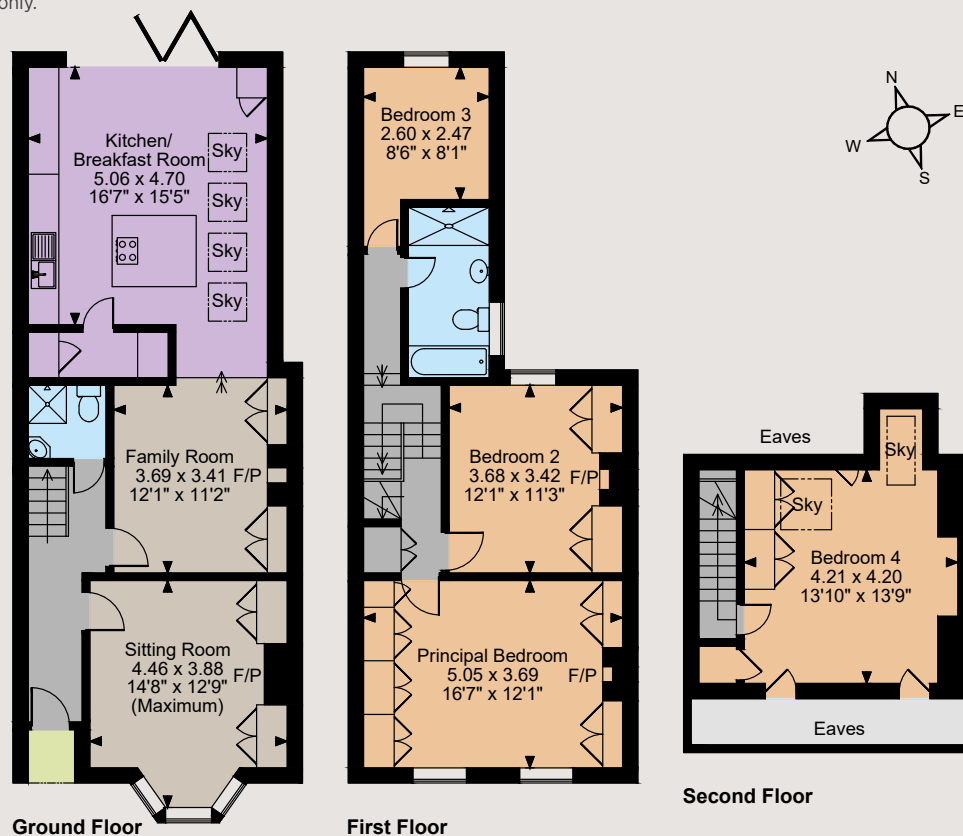
Windsor two train stations offer regular services into London, while the nearby M4 (J6) provides road-users with easy access into London, the West Country and Heathrow Airport for nationwide and international travel.

Well-regarded schooling in the vicinity includes Windsor Boys' and Windsor Girls' Schools, St. George's and Upton House in Windsor, Eton College, St. John's Beaumont and Bishopsgate in Englefield Green, Lambrook in Winkfield Row, and Papplewick and Heathfield in Ascot.





Floorplans
House internal area 1,526 sq ft (142 sq m)
For identification purposes only.



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

With Strutt & Parker's Windsor office on your left, head along Sheet Street and where the road bears around to the left, turn right onto Frances Road. After 0.1 miles, turn right onto Grove Road and then turn left onto St. Leonard's Avenue where the property will be found on the left-hand side.

General

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

Services: Mains electricity, gas, water & drainage

Council Tax: Band E

Tenure: Freehold

Guide Price: £915,000

Windsor

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