



28 St. Leonards Avenue


Windsor, Berkshire


**STRUTT
& PARKER**


BNP PARIBAS GROUP


Elegant Victorian townhouse offering spacious interiors, flexible living accommodation and a private garden


Arranged over three floors, the property offers more than 1,500 square feet of bright and flexible accommodation, including a light-filled kitchen/breakfast room that connects seamlessly to the rear garden via bi-folding doors. It is set in a highly convenient location, just moments from the town centre and within easy reach of central amenities and transport links.


**2 RECEPTION ROOMS**


**4 BEDROOMS**


**3 BATHROOMS**


**ON STREET PARKING**

**GARDEN**

**FREEHOLD**

**TOWN**

**1,566 SQ FT**

**GUIDE PRICE £915,000**

The property

28 St. Leonards Avenue is an elegant townhouse that combines traditional features with stylish modern fittings and fixtures, offering well-proportioned living and entertaining spaces. The property is accessed via a front door featuring stained glass panels and a transom window above, which opens into an entrance hall with wooden flooring and access to the sitting room and kitchen/breakfast room. A cloakroom and staircase complete the hall.

The sitting room is situated at the front of the property and features a bay window with shutters, a fireplace with a mantelpiece, and bespoke shelving and cabinetry fitted into the alcoves. Adjacent to the sitting room is a family area that transitions effortlessly into the generously proportioned rear aspect kitchen/breakfast room. The kitchen is appointed with a comprehensive range of units, a central island with breakfast bar seating, integrated appliances, and a range cooker. A series of skylights flood the space with natural light, while full-height bi-

folding doors offer an uninterrupted connection to the garden.

The first floor offers a well-appointed principal bedroom with a front aspect, featuring fitted storage and an en suite shower room. There are two further bedrooms, one of which is currently arranged as a study for homeworking, along with a well-proportioned family bathroom.

The second floor features a double bedroom with skylights, a rear-facing window, fitted eaves storage, and an en suite shower room.



Outside

A charming walled front garden, laid with gravel and bordered by brickwork, frames the entrance to the property. A recessed archway offers a welcoming and sheltered approach to the front door. To the rear, the garden features a paved terrace, accessed directly from the kitchen, providing an ideal space for outdoor dining and relaxation. The remainder of the garden is laid to lawn and bordered by well-stocked planting beds. A timber shed offers useful garden storage, and a gate at the rear boundary provides additional access. On-street parking is available to the front of the property.

Location

The historic market town of Windsor is one of the UK's most prestigious locations, with Windsor Castle famous as being the former official residence of Queen Elizabeth II, and the town with its pretty streets, beautiful parks and proximity to London (38 minutes to London Paddington from Windsor & Eton Central). Windsor boasts a fine variety of shopping and supermarkets, while some of the country's finest restaurants are within easy reach.

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.

Distances

- Windsor town centre 1.2 miles
- Egham 6 miles
- Ascot 6 miles
- Maidenhead 7 miles

Nearby Stations

- Windsor & Eton Central
- Windsor & Eton Riverside

Key Locations

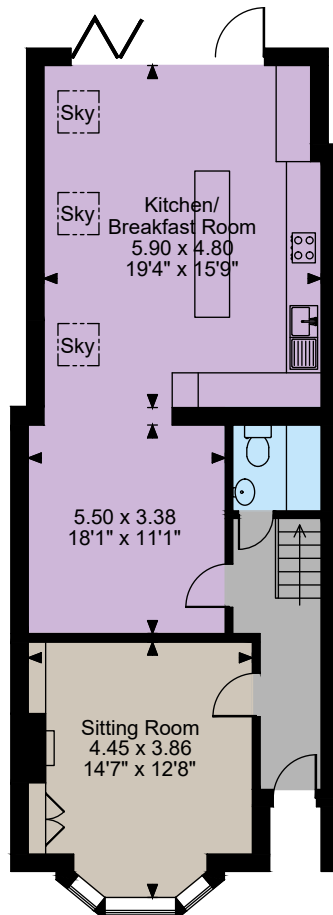
- Windsor Castle
- Windsor Great Park
- Savill Garden
- Virginia Water Lake
- Frogmore House and Gardens
- Eton College
- Eton College Natural History Museum
- Royal Windsor Racecourse
- Windsor & Royal Borough Museum
- Runnymede
- LEGOLAND Windsor Resort

- Ascot Racecourse

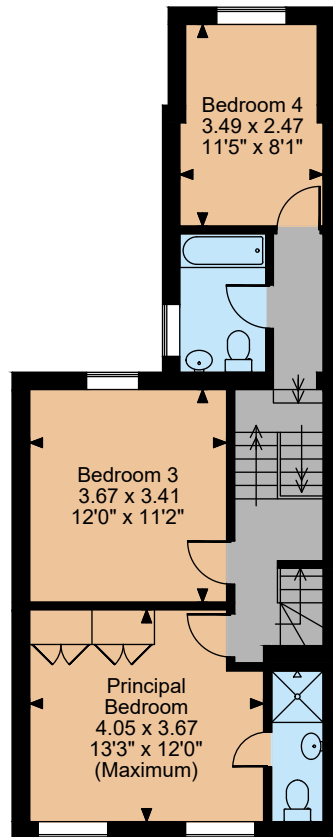
Nearby Schools

- St John's Beaumont School
- Bishopsgate School
- Papplewick School
- LVS Ascot
- Heathfield School
- St George's School
- Eton College
- Upton House School
- Brigidine School
- St Mary's School

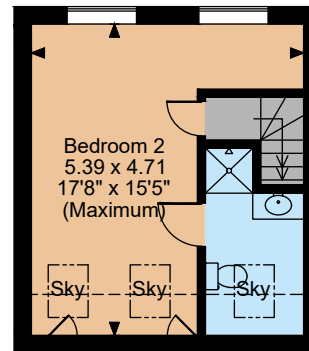




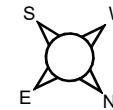
Ground Floor



First Floor



Second Floor



Floorplans

Internal area 1,566 sq ft (146 sq m)

For identification purposes only.

Directions

SL4 1HX

what3words: ///shows.jaws.cats

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: E

EPC Rating: D

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

□□□ Denotes restricted head height

© ehous. Unauthorised reproduction prohibited. Drawing ref. dia/8641218/NJD

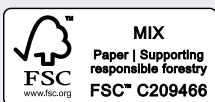
IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken April 2025. Particulars prepared April 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Windsor

16 Park Street, Windsor, Berkshire, SL4 1LU

01753 257217

windsor@struttandparker.com
struttandparker.com



@struttandparker

Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

