



5 York Avenue
Windsor, Berkshire

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

5 York Avenue Windsor Berkshire SL4 3PE

Ideally-situated for a wealth of amenities, a light and airy, detached contemporary home with well-crafted outbuilding

Windsor town centre 1.5 miles, Windsor & Eton Central station 1.2 miles (London Paddington 29 minutes), Windsor & Eton Riverside station 1.4 miles (London Waterloo 58 minutes), M4 (Jct. 6) 2 miles, Ascot 6.5 miles, Heathrow Airport (T5) 9 miles, Central London 25 miles

Reception hall | Sitting room | Family room
Kitchen/breakfast room | Utility room | W.C.
Principal bedroom with en suite shower room and dressing room | 3 Further bedrooms (1 en suite) | Family bathroom | Outbuilding with office/gym, kitchenette and cloakroom | Integral garage/store room | Off-road parking | Garden EPC rating B

The property

An appealing property which offers an enhanced, light-filled living environment with a pleasing open ambience.

The generous reception hall affords glimpses to the galleried landing above, with the wood-effect flooring extending into the adjoining kitchen/breakfast room, providing a sense of cohesion on entering the house. This sociable setting provides a casual seating zone and a dining area with a wall of bi-folding doors affording a seamless connection with the outside. The kitchen is a Tom Howley kitchen, fitted less than a year ago, featuring a full-height pantry, stone work surfaces, integrated appliances, a stove recess and an island unit with breakfast bar which creates a subtle divide within the space.

Two further reception rooms offer versatility and currently present as a sitting room with log burner and bay window, and a family room with French doors linking to the garden. The ground floor accommodation further comprises a utility room, a W.C., and a garage/store room.

On the first floor, there are four bedrooms and a spacious family bathroom with contemporary tub and walk-in shower cubicle. The principal bedroom features attractive panelling to one wall, an adjoining well-appointed dressing room and a stylish en suite shower room.

A smart, timber outbuilding with lofty windows offers bright, supplemental accommodation with kitchen area and cloakroom facility, and is presently being utilised as a home-office/gym.

Outside

A pedestrian pathway at the front of the house leads to the sheltered, entrance portal, with gravelled areas to either side providing off-road parking for three vehicles. The rear garden offers a sunny, south-east facing green outdoor setting, with an area of faux lawn, timber sleepers providing a feature of raised planting pockets and a seating spot. In the far corner, a gravelled terrace provides an area for al fresco dining and sitting, and a decked platform adjoining the summer house provides an alternative niche for rest and relaxation.

Location

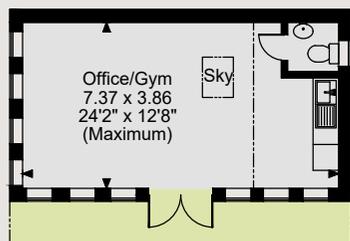
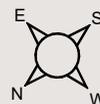
Situated just a mile from the centre of Windsor, an extensive range of shopping is on offer, with both independent and national stores on the main shopping thoroughfare, Peascod Street, and in the pedestrian-only shopping centre of King Edward Court, together with numerous cafés, bars and restaurants.

Windsor is surrounded by miles of beautiful countryside, with local attractions including Windsor Castle, Windsor Great Park, the Theatre Royal Windsor, Virginia Water Lake, and Savill Garden.

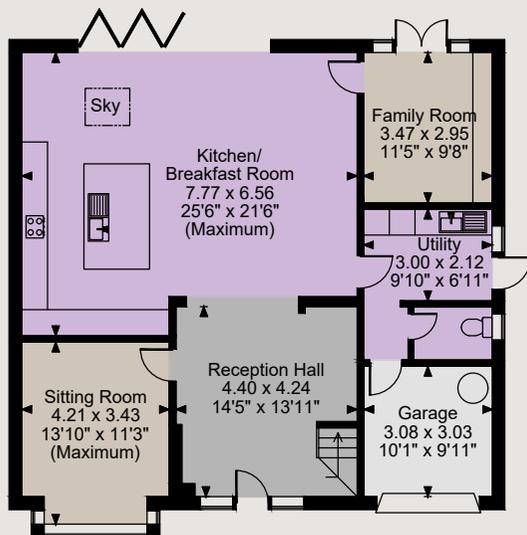




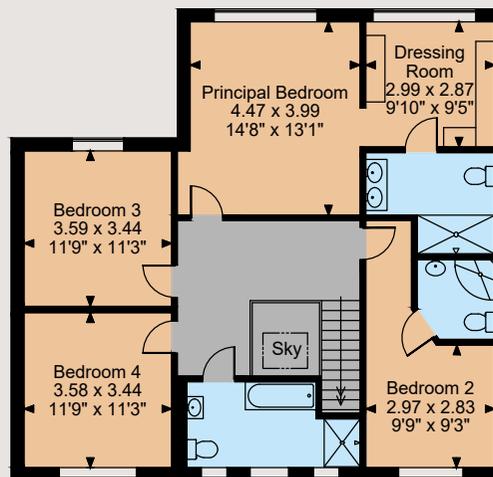
Floorplans
 House internal area 2,194 sq ft (204 sq m)
 Garage internal area 98 sq ft (9 sq m)
 Outbuilding internal area 306 sq m (28 sq m)
 Total internal area 2,598 sq ft (241 sq m)
 For identification purposes only.



Outbuilding



Ground Floor



First Floor

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

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Location (cont.)

Well-regarded school in the vicinity include Windsor Boys' School, Windsor Girls' School, Upton House, St. George's School, Eton College.

Sporting/leisure facilities in the area encompass horse riding and polo in Windsor Great Park, horse racing at Ascot and Windsor, and golf at The Home Park Golf Course, The Royal Berkshire, Sunningdale, and Wentworth.

Directions

With Strutt & Parker's Windsor office on your left, head along Sheet Street/A3022 and as the road bears sharply around to the left, turn right into Frances Road (B3022). Continue to follow Frances Road to the end of the road and then follow the road around the large roundabout, and having passed King Edward VII Hospital, take the 2nd left into Springfield Road. Take the 2nd turning on the right into York Avenue and the property will be found on the right.

General

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

Services: Mains electricity, gas, water & drainage

Council Tax: Band G **Tenure:** Freehold

Guide Price: £1,625,000

Mobile Coverage/Broadband: Information can be found here <https://checker.ofcom.org.uk/>

Windsor

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

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