

O/H



Leycester Close
Windlesham

Guide Price **£1,100,000**

OSBORNE HEATH



On the ground floor there is a double-aspect living room, kitchen with a dining space, family room, utility, downstairs WC and internal access to the double garage.

The first floor has a principal bedroom with a walk-in wardrobe and an en suite shower room, guest room with an en suite, three further bedrooms and a modern family bathroom.

To the front of the house is a driveway, double garage and side access to a lawned garden.

Leychester close is a Charles Church built cul-de-sac in Windlesham. The local area has the finest private and state schools including Gordon's, Hall Grove, Hurst Lodge, The Marist, St. George's, St. Mary's, Sunningdale, Valley End and Windlesham Village. Local places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, The Lexicon, Queenswood, Sunningdale Golf Club, The Berkshire, Wentworth Club, Windsor Great Park and Windsor Castle. The nearest train stations are Bagshot and Sunningdale where trains run to London, Guildford and Reading. Windlesham is also convenient for the M3, M4, M25 and Heathrow Airport.

Leycester Close

Windlesham

- Five Bedrooms
- Three Receptions
- Three Bathrooms
- Detached
- Driveway
- Double Garage
- Cul-De-Sac
- No Onward Chain

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

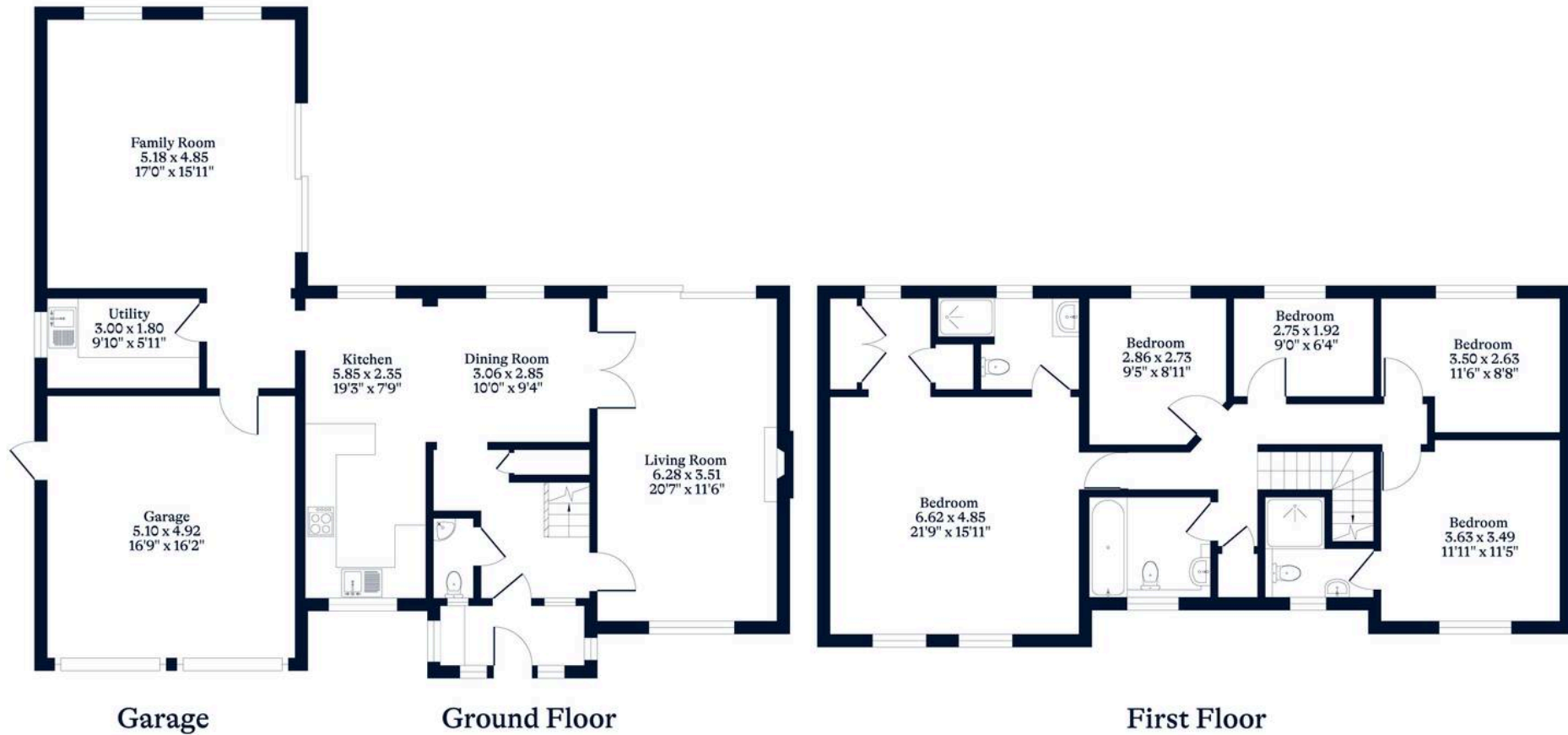
EPC Environmental Impact Rating: E



APPROXIMATE FLOOR AREA
House - 181.59 sq m - 1955 sq ft
Garage - 26.11 sq m - 280 sq ft
Total - 207.70 sq m - 2235 sq ft
(Gross Internal Area)



NOT TO SCALE
This plan is for illustration purposes only



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This floor plan has been created by Property Shoot Ltd following the RICS code of measuring and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. Details shown on this floorplan, including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon.