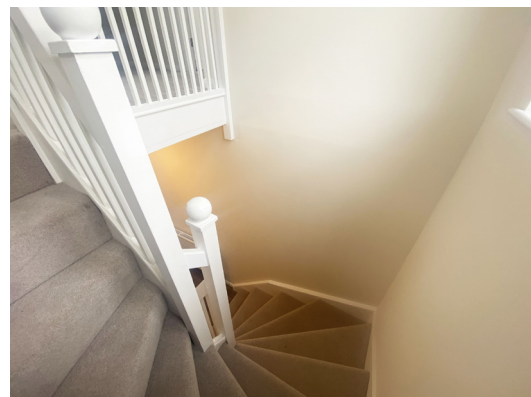




WINDSOR GREAT PARK



3 Broadpool Cottage
Windsor Road, Ascot, SL5 7LW

AVAILABLE • UNFURNISHED

£2,600 per calendar month



WINDSOR GREAT PARK

Accommodation

A newly refurbished three bedroom detached family home located in a quiet cul-de-sac near Ascot. The property comprises a large reception/dining room, kitchen, utility room, downstairs cloakroom, three bedrooms and a family bathroom. Also offering a garage and off street parking as well as front and rear gardens.

Hallway

With doors leading to:

Reception/Dining Room

With wood effect flooring.

Kitchen

Neutrally decorated with eye and base level units, built in electric oven and hob with an extractor over and an integrated dishwasher. With wood effect flooring.

Utility Room

Space and plumbing for a washing machine and tumble dryer. With wood effect flooring.

Downstairs Cloakroom

Comprising white WC, a wash hand basin and a heated towel rail with wood effect flooring.

Stairs

Leading to landing with doors to bedrooms and bathroom. Neutrally decorated.

Bedroom One

Neutrally decorated and carpeted with a double wardrobe.

Bedroom Two

Neutrally decorated and carpeted with a double wardrobe.

Bedroom Three

Neutrally decorated and carpeted with a single wardrobe.

Outside

Access to garden via a gate to the rear. There is also a garage.

Council Tax Band

Band 'F'.





Windsor Great Park Lettings, The Crown Estate Office
Windsor Great Park, Windsor, Berkshire SL4 2HT

Property Enquiries: 01753 847531
Email: lettings@windsorgreatpark.co.uk

Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of the contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the Vendor/Lessor; (v) measurements are approximate and must not be relied upon. Maximum appropriate room sizes are generally given, to the nearest 0.1 metres. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metres. For convenience an approximate Imperial equivalent is also given; (vi) only those items referred to in the text of these particulars are included; (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within subsequent written agreement.



WINDSOR GREAT PARK

About The Local Area

Windsor is a truly unique place to live where the iconic castle overlooks a contemporary town centre, whilst the spectacular 4,800 acres of Windsor Great Park provide a green haven for walking, cycling and horse riding less than 30 miles from the bustle of central London.

Rich in regal heritage, Windsor's royal connection attracts visitors from across the globe to enjoy the Park's long stretches of gently undulating landscape and ancient oaks that were once part of a Norman hunting forest. The more formal landscapes of The Savill Garden, Valley Gardens and Virginia Water Lake can be found on the south-east side of Windsor Great Park, where The Savill Garden showcases plants from around the world and is well known for its horticultural excellence and year-round displays.

For a family day out, the wide paths around Virginia Water Lake offer walks and easy cycling, with refreshments available in the Pavilion overlooking the lake.

Windsor also offers an extensive array of shops and restaurants, boat trips along the Thames, an arts centre and theatre. Attractions in the area include Ascot Racecourse, Guards Polo Club, a number of first-class golf courses, and further afield on the Bracknell side of the estate, the fun-filled Look Out Discovery Centre and Go Ape at Swinley Forest.

Transport

There are two central train stations in Windsor, from where passengers can travel directly to Waterloo, or to Paddington via the Windsor to Slough shuttle. There are also good rail links to London Waterloo from nearby Egham and Virginia Water. Windsor is conveniently situated along the M4 corridor, giving a direct route into the capital and to Heathrow Airport, and easy access to the M25, M3 and M40.

Education

There are a number of excellent schools in Windsor and the surrounding area. Please refer to the local council websites for state schools or isc.co.uk for independent schools in the area.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	82 B

The deposit held against the inventory will be 5 weeks of the rental