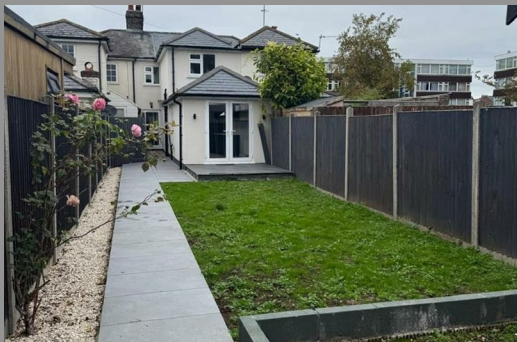


Emlyn Buildings
Brocas Street
£695,000
FREEHOLD





Emlyn Buildings Brocas Street

Step into luxury with this stunning three-bedroom terraced house, meticulously finished to a high standard throughout. From the moment you enter, you'll be captivated by the impeccable attention to detail and the seamless blend of modern elegance and timeless charm. Each room exudes sophistication, boasting contemporary features and exquisite finishes that create an atmosphere of refined living. With spacious interiors, stylish design elements, and an abundance of natural light, this home offers the perfect backdrop for both relaxation and entertaining.

Eton is surrounded by miles of beautiful countryside yet is still within commuting distance of Central London. The property is situated in the heart of historic Eton with its shops catering for day-to-day needs, bars and restaurants; further more extensive amenities are available in Windsor, accessed via

Eton Bridge.

Rail services to London Waterloo are available from Windsor & Eton Riverside and have an approximate journey time of 64 minutes. Windsor & Eton Central has services to London Paddington (via Slough) with approximate journey times from 41 minutes. Access to the M4 is available via junction 6 and links to Heathrow, London and the M25.

Sporting/leisure facilities are varied, with golf at Burnham Beeches, Lambourne, Sunningdale, Wentworth and Datchet; horse riding at both Windsor and Ascot; polo and horse riding in Windsor Great Park; boating on some stretches of the River Thames and athletics at the Thames Valley Athletics Centre in Eton.

There are many well-regarded schools in the area including St. George's and Upton House in Windsor, Lambrook in Winkfield Row, Eton College; St. John's Beaumont in Old Windsor and Papplewick in Ascot.

Local Authority
Windsor & Maidenhead

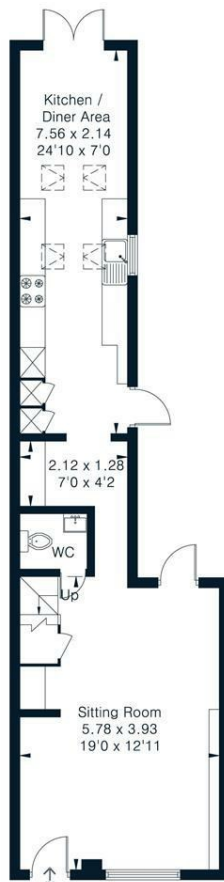
Council Tax Band
E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Emlyn Buildings, Eton
Approximate Area = 76.20 sq m / 820.21 sq ft



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)





Ealing

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