



## 24 OAK LANE, WINDSOR, BERKSHIRE, SL45EU

Asking Price £525,000

- NO ONWARD CHAIN
- GENEROUS SOUTH FACING REAR GARDEN
- 0.9 MILES FROM WINDSOR STATION
- ADJACENT TO CLEWER MEMORIAL RECREATIONAL GROUNDS
- 2 DOUBLE BEDROOMS
- POTENTIAL TO EXTEND (STPP)
- 0.1 MILES FROM NEAREST SCHOOL
- QUIET CUL-DE-SAC
- UPSTAIRS BATHROOM
- BONUS LOFT ROOM

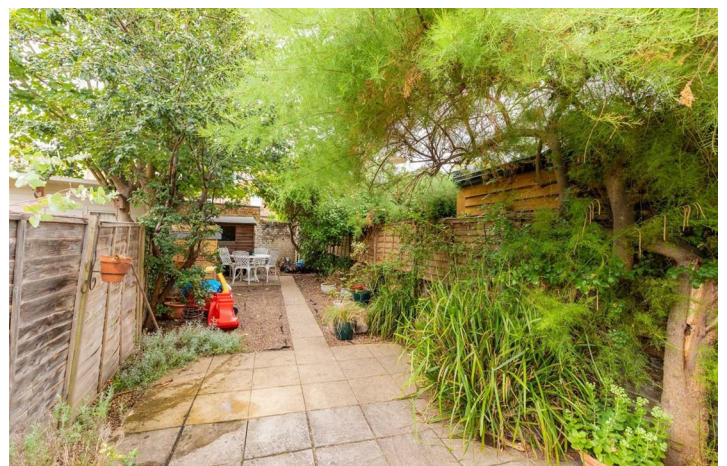


# 24 OAK LANE, WINDSOR SL45EU

**\*\*2 BEDROOM VICTORIAN SEMI-DETACHED HOUSE WITH BONUS ROOM AND GENEROUS SOUTH FACING GARDEN, SITUATED ONLY 0.9 MILES TO WINDSOR STATION OFFERING SO MUCH POTENTIAL TO EXTEND (STPP)\*\***



Council Tax Band: D



Traditionally presented 2 double bedroom Victorian semi-detached house with bonus room, situated in the corner of a quiet cul-de-sac, adjacent to the popular Clewer Memorial recreational ground and famous Pirate park, and offering so much potential to extend (STPP) due to the generous south facing rear garden. The house is conveniently situated close to numerous schools, with the closest being only 0.1 miles away (St Edwards first and middle schools) and only 0.9 miles from Windsor Central station.

Significant improvements have been done to the property over time, including relocating the downstairs bathroom upstairs, adding a second double bedroom to the first floor with a full dormer window, as well as putting in a bonus loft room with fully fitted staircase. A new roof has also recently been installed, and the two chimney stacks renovated; all of which are still under guarantees.

However, there are still so many more possibilities to extend should you wish (STPP)

#### OPPORTUNITIES TO EXTEND:

KITCHEN EXTENSION: knock through the kitchen and utility areas and extend further out to create a large extension, with possible glass skylights and bifold sliding rear doors

FULL LOFT CONVERSION: By creating a dormer window in the loft

GARDEN ROOM: at the end of the garden, like the neighbours have, with electrics and lighting which would make an ideal home office, gym or playroom.

The property benefits from no onward chain and has been in the family for over 35 years.

#### LOCATION AND AMENITIES

Oak Lane is very popular, especially amongst families, as it is very conveniently positioned near to numerous schools and is still within walking distance to Windsor Town Centre.

The Clewer Recreational ground is situated adjacent to Oak Lane, and this is a great spot for playing, walking the dog, or simply having a coffee or a bite to eat in the cafe. There is also the famous "Pirate Park" which is great for children.

There is easy access to the M4 motorway and Windsor Central Station is only 0.9 miles away (which connects to the Elizabeth line) and one is 2 miles from Windsor & Eton Riverside (which connects directly to Waterloo).

There are various supermarkets nearby as well as local shops, coffee shops, restaurants and takeaways, and a bus stop is located just around the corner on Dedworth Road which is less than a 5 minute walk, which can take you straight to Windsor Town Centre, and links to many other places.

The Windsor Race Course is less than a 5 minute drive away, as are both Windsor and Bray Marina, and one is only a 2 minute drive from all the amenities Windsor town centre offers, including numerous shops, cafes, restaurants and leisure facilities as well as the Riverside walks.

#### ACCOMMODATION

- Kitchen/Breakfast room
- Double length reception room
- 2 double bedrooms
- 1 Family Bathroom

- Bonus loft room
- Private paved rear garden

#### IMPORTANT INFORMATION

- EPC: Band D
- Council Tax: Band D (£1809.12 for 2025/26)
- Gas Central heating
- Electric cooking hob
- South facing rear garden
- Freehold
- Boiler serviced annually (last in July 2025)
- Gas safety certificate completed May 2025
- New roof fitted in November 2020 by Keay Roofing Services and 10 year guarantee given from 6 November 2020
- Both chimney stacks completely renovated, repointed and plastered in 2024 and 5 year guarantee given from 4th November 2024
- Front patio re-laid and railings fitted in 2024
- Bonus loft room and 2nd double bedroom (with dormer) completed in mid 1990's and planning permission granted.
- Downstairs bathroom was moved upstairs in mid 1990's
- Purchased by current family in 1989

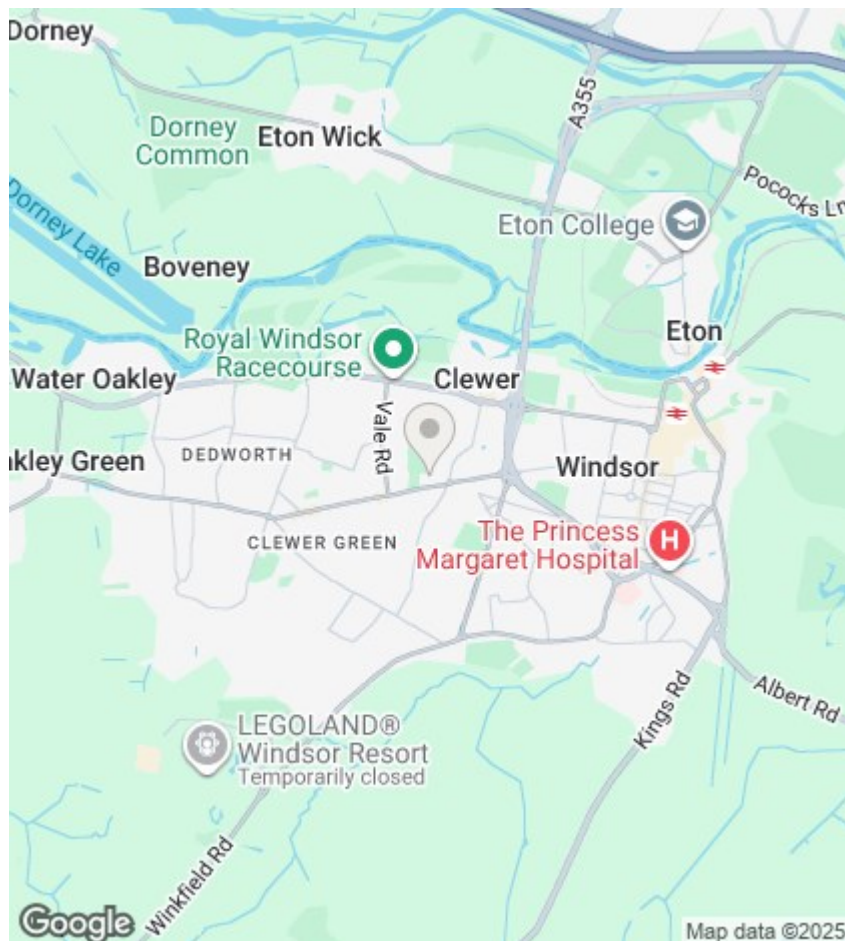
#### STATIONS (\* straight line distances)

- \* 0.9 miles to Windsor & Eton Central Station
- \* 1.1 miles to Windsor & Eton Riverside Station

#### SCHOOLS

- o 0.1 miles to St Edwards Middle School
- o 0.1 miles to St Edwards Catholic First school
- o 0.4 miles to Clewer Green C of E School
- o 0.4 miles to Oakfield First School
- o 0.5 miles to Trinity St Stephens first school
- o 0.5 miles to Windsor boys school
- o 0.6 miles to Windsor Girls School
- o 0.6 miles to Hilltop First School
- o 0.6 miles to Dedworth Middle School
- o 0.6 miles to Dedworth Green First School
- o 0.8 miles to Upton House School
- o 0.9 miles to Homer first school and nursery
- o 0.9 miles to The King's House school
- o 1 mile to Trevelyan Middle School
- o 1.2 miles to St George's School Windsor

Legal Note \*\*Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.\*\*



## Directions

## Viewings

Viewings by arrangement only. Call 01753852226 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

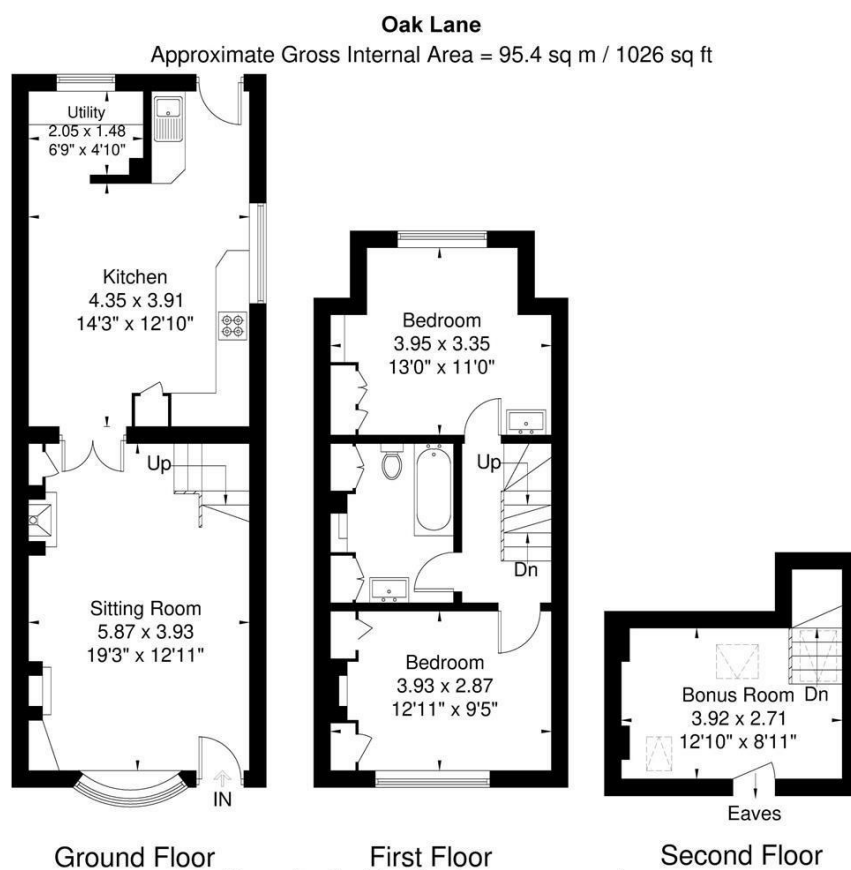


Illustration for identification purposes only,  
measurements are approximate, not to scale.