



69 UPCROFT, WINDSOR, BERKSHIRE, SL43NJ

£625,000

- NO ONWARD CHAIN
- LARGE PRIVATE WEST FACING REAR GARDEN
- LARGE PRIVATE FRONT GARDEN
- 0.1 MILES FROM NEAREST BUS STOP
- QUIET CUL-DE-SAC
- POTENTIAL TO EXTEND (STPP)
- GARAGE WITH DRIVEWAY FOR NUMEROUS CARS
- 0.1 MILES FROM NEAREST SCHOOL
- 0.9 MILES FROM WINDSOR STATION
- WALKING DISTANCE TO WINDSOR TOWN CENTRE

69 UPCROFT, WINDSOR SL43NJ

****3 BEDROOM BUNGALOW WITH GARAGE AT THE END OF A QUIET CUL-DE-SAC WITHIN WALKING DISTANCE TO WINDSOR TOWN CENTRE OFFERING SO MUCH POTENTIAL TO EXTEND (STPP)****



Council Tax Band: D



Set at the end of a quiet cul-de-sac, sits this beautifully presented 3 bedroom semi-detached bungalow with its own detached garage, driveway for multiple cars and generous West facing garden with side access. The property is a short walk away from Windsor town centre, and conveniently situated only 0.1 miles from the nearest school and 0.9 miles from Windsor Central station (which connects to the Elizabeth cross rail line).

The house has been in the family for 14 years and is new to the market with no onward chain. The property has benefited from a kitchen extension, nearly doubling its size enabling an area for dining within, and over the years has been generally updated throughout, however there are so many more opportunities to extend should you wish to, subject to planning permission.

OPPORTUNITIES TO EXTEND:

LOFT CONVERSION to create additional bedrooms with possible ensuite.

Large Rear Extension: e.g. to create large Kitchen/Diner with bifold doors and glass sky lanterns. Many properties in the close have done this.

GARDEN ROOM: to create a home office/gym

GARAGE CONVERSION: to create another room, office or possible separate annex with extension.

ACCOMMODATION:

3 bedrooms
Family Bathroom
Reception room
Kitchen/dining room
Rear west facing garden with side access
Driveway for multiple cars
Detached Garage

LOCATION

The property is within walking distance of Windsor town centre (approximately 15 minutes walk away), whilst being very conveniently located to numerous other amenities, including local shops and schools. The nearest bus stop is around the corner on St Leonards Road, only a 5 minute walk away and the local park (imperial park) is around a 5 minute walk away.

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 1.1 miles from Windsor & Eton Riverside (which connects directly to Waterloo).

There are various supermarkets nearby in Windsor. such as Waitrose, M&S, Tesco and Aldi, as well as numerous cafes, restaurants, takeaways and pubs.

The Windsor Racecourse is less than a 5 minute drive away, as are both Windsor and Bray Marina, and the Windsor Leisure Centre, located on the River Thames.

IMPORTANT INFORMATION

EPC: Band D

Council Tax: Band D (£1809.12 for 2025/26)

West Facing Rear Garden

Double Glazing

Combi Boiler

Gas Central heating

Gas cooking hob

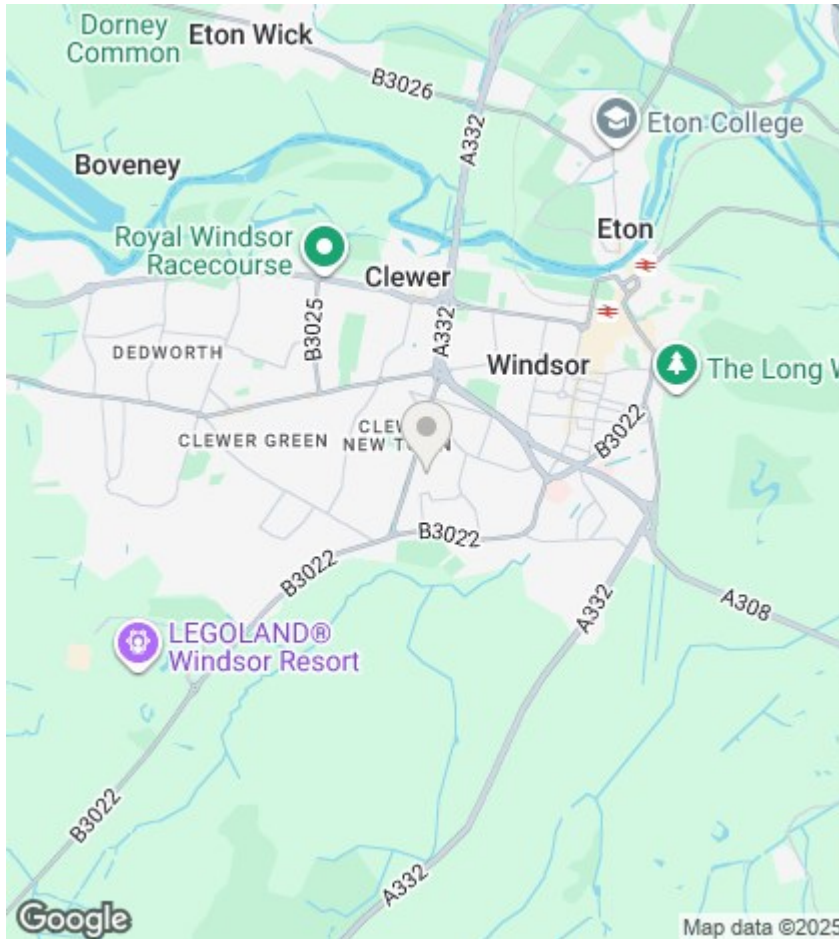
STATIONS (* straight line distances)

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

SCHOOLS

- 0.1 miles from Oakfield First School
- 0.3 miles from Windsor Girls School
- 0.4 miles to Clewer Green C of E First School
- 0.5 miles from St Edwards Catholic First School (Ofsted "outstanding")
- 0.5 miles to Upton House School
- 0.5 miles to Trevelyan Middle School
- 0.6 miles from St Edwards Royal Free School
- 0.6 miles to Trinity St Stephens school
- 0.6 miles to Windsor Boys School
- 0.8 miles to Queensmead School
- 0.8 miles to The Queen Anne Royal Free C of E school
- 0.9 miles to Dedworth Middle School
- 0.9 mile to Dedworth Green First School
- 1.1 miles to St Georges 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	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Upfront

Approximate Gross Internal Area = 74.1 sq m / 797 sq ft

Garage = 12.1 sq m / 130 sq ft

Total = 86.2 sq m / 927 sq ft

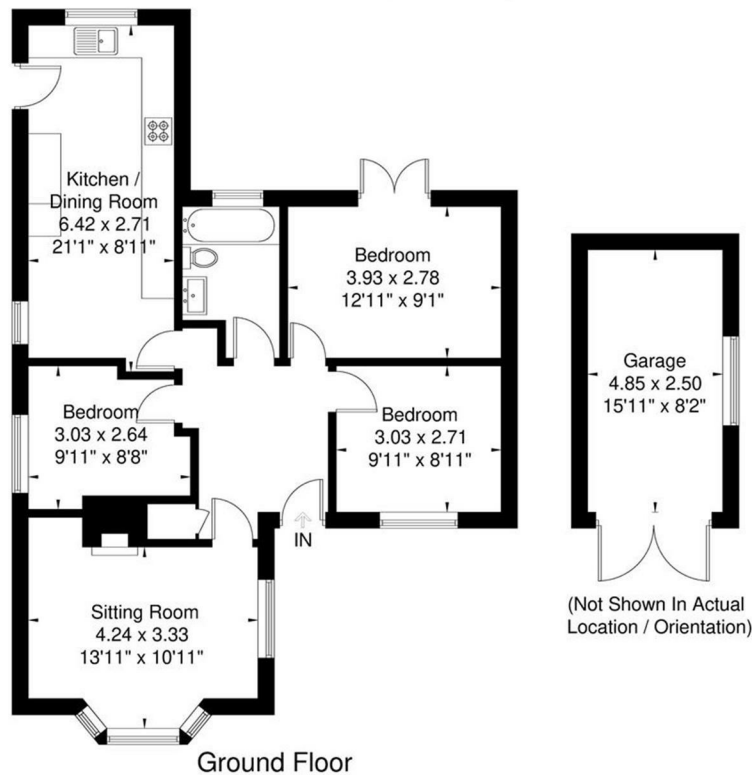


Illustration for identification purposes only, measurements are approximate. not to scale.