



70-72 ALBERT STREET, WINDSOR, BERKSHIRE, SL45BU

Guide Price £1,000,000

- GARAGING AT HOUSE FOR 3 LARGE CARS
- 0.6 MILES FROM THE STATION
- TOWN CENTRE LOCATION
- VICTORIAN PROPERTY
- 2 BATHROOMS
- LARGE GARDEN FOR CENTRAL LOCATION
- 0.2 MILES FROM NEAREST SCHOOL
- ANNEX POTENTIAL
- UNIQUE HOUSE
- 2943 SQ FT INCLUDING GARAGING

70-72 ALBERT STREET, WINDSOR SL45BU

****1 DOUBLE GARAGE AND 1 LARGE SINGLE GARAGE AT THE END OF THE GARDEN TO ACCOMMODATE 3 SUBSTANTIALLY SIZED CARS ****



Council Tax Band: G



A unique opportunity to purchase a sizeable period property in the heart of Windsor town centre, set on a generous corner plot, with a large, secluded garden and private garaging for 3 full size cars, which can be accessed directly from the garden.

The property offers extensive low built accommodation as it is set over only 2 floors.

There are 3/4 bedrooms (plus a walk-in wardrobe/nursery to master), two bathrooms, as well as 4/5 reception areas, a utility room and spacious kitchen/diner.

Currently lived in as one family home, however the layout could be reconfigured, and there is the possibility to create a self-contained ground floor annex if desired, as there is already a large shower room in place and a previously existing front door could be reinstated.

The property is very conveniently positioned near all the amenities Windsor town centre offers, including being only 0.2 miles from the nearest school and 0.6 miles from Windsor & Eton Central station (which connects to the new Elizabeth line).

Albert Street is a very popular location, especially with families, as it is a cul-de-sac and provides easy access to the M4 Motorway.

ACCOMMODATION

Kitchen/Breakfast room
4/5 reception rooms
Utility room
Garaging for 3 large cars
3/4 bedrooms
Dressing room/nursery off master bedroom
2 bathrooms
Private rear garden

IMPORTANT INFORMATION

EPC: Band D
COUNCIL TAX: Band G (£2524.65 for 2022/23)
Gas Central heating
Freehold
2 Fireplaces (Wood burning stove in snug and feature

fireplace in main reception room)

Garage heights- 2.21m high to top of electric up and over hinges and 2.5m to roof of garage.

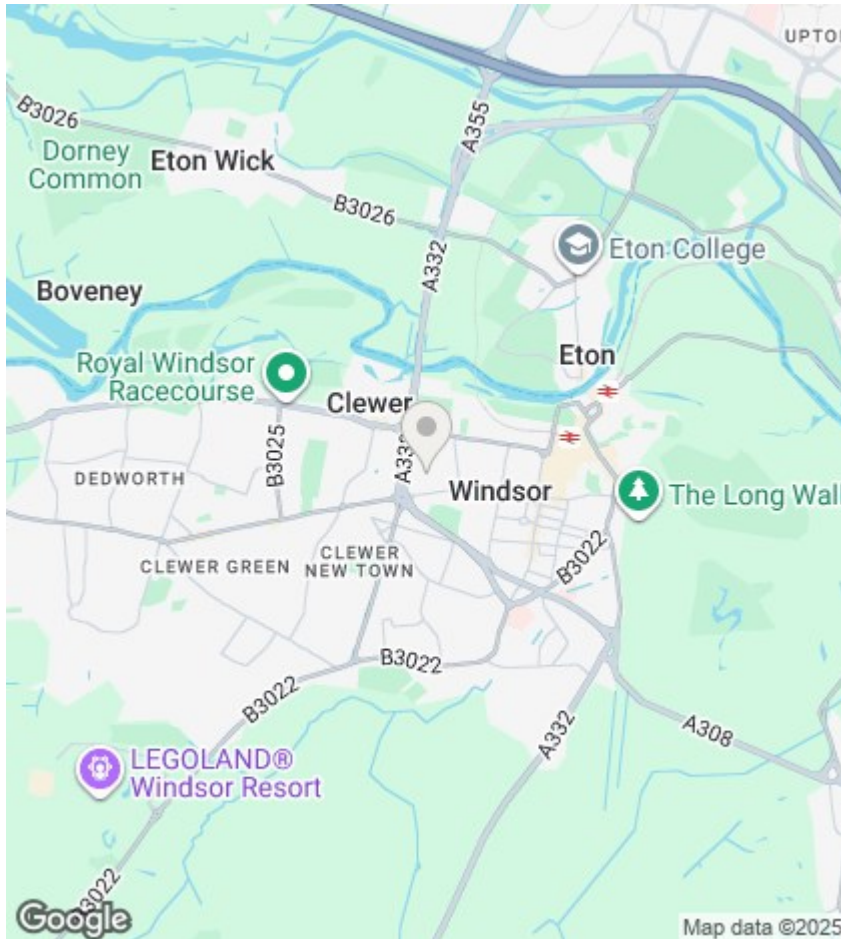
STATIONS (* straight line distances)

0.6 miles to Windsor & Eton Central (10-minute walk)
0.8 miles to Windsor & Eton Riverside

SCHOOLS

0.2 miles Trinity St Stephen C of E First School
0.2 miles Windsor Boys
0.3 miles St Edwards Catholic First School (Ofsted "Outstanding")
0.3 miles Oakfield First School
0.5 miles to St Edwards Middle School
0.5 miles to Upton House
0.6 miles to The King's House School
0.6 miles to Clewer Green C of E First School
0.6 miles to Windsor Girls
0.8 miles to The Queen Anne Royal free C of E School
0.8 miles to Trevelyan Middle School
0.8 miles to St Georges Windsor Castle
1 mile to Eton College

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	68	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approximate Gross Internal Area 214.47 sq m / 2308.53 sq ft
(Excluding Garage)
Garage Area 58.96 sq m / 634.64 sq ft



Illustration for identification purposes only.