



## 32 QUEENS ROAD, ETON WICK, BERKSHIRE, SL46NA

Asking Price £595,000

- STUNNING VIEWS OVER ETON WICK FIELDS
- POTENTIAL TO EXTEND (STPP)
- 1.5 MILES FROM WINDSOR STATION
- DRIVEWAY FOR 2 CARS
- TRIPLE RECEPTION ROOM
- NO ONWARD CHAIN
- 0.4 MILES FROM NEAREST SCHOOL
- LOFT WITH LIGHT AND LADDER
- LARGE KITCHEN
- 2 BATHROOMS



# 32 QUEENS ROAD, ETON WICK SL46NA

**\*\*STUNNING VIEWS AS BACK GARDEN LOOKS STRAIGHT ONTO THE ETON WICK FIELDS\*\***



Council Tax Band: E



**\*\*RARE OPPORTUNITY TO BUY A HOUSE ON THIS SIDE OF QUEENS ROAD THAT DIRECTLY OVERLOOKS ETON WICK FIELDS\*\***

A really well presented 3 bedroom 2 bathroom semi-detached house in sought after Queens Road, that backs straight onto Eton Wick fields providing breath taking and completely unobstructed views.

The property is very conveniently located close to numerous schools, with the nearest one being only 0.4 miles away and the nearest station in Windsor Central is only 1.5 miles away.

The property is located on a very quiet street and has driveway parking for 2 cars.

The current owners have lived here for nearly 30 years.

This house has been largely extended already and modernised throughout, but there is still potential to extend (STPP)

#### POTENTIAL TO EXTEND (STPP)

LOFT CONVERSION (to create a further bedroom and ensuite)

GARDEN ROOM (to create a home office/gym/playroom)

REAR EXTENSION by converting the conservatory into a brick built extension, with possible glass skylights or a sky lantern, to create an even larger eat in kitchen/dining room with possible glass bifold across the whole rear of the property looking out onto the garden and across to the fields

#### ACCOMMODATION

3 bedrooms

2 Bath/Shower rooms

Triple Reception Room

Kitchen

Conservatory

Garage Storage area

Loft with ladder and light

Driveway parking for 2 cars

#### IMPORTANT INFORMATION

EPC: Band C

Council tax: Band E (£2,263.64 for 2025/26)

Gas Central heating

New boiler installed approx 2020

Ground floor rewired in 2022 with new electric box

Loft has lighting and a ladder

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

1.5 miles to Windsor & Eton Central Station

1.6 miles to Windsor & Eton Riverside Station

1.9 miles to Burnham

#### SCHOOLS

0.4 miles to Eton Wick C of E First School

1 mile to Western House Academy

1.1 miles to St Edward's Royal Free Middle school

1.1 miles to St Edward's Catholic First School

1.1 miles to Montem Academy

1.2 miles to Dedworth Middle School

1.2 miles to Homer First School and Nursery

1.2 miles to Windsor Boys School

1.3 miles to Dedworth Green First School

1.3 miles to The Westgate School

1.3 miles to Trinity St Stephen C of E First School

1.5 miles to Cippenham School

1.5 miles to Oakfield First School

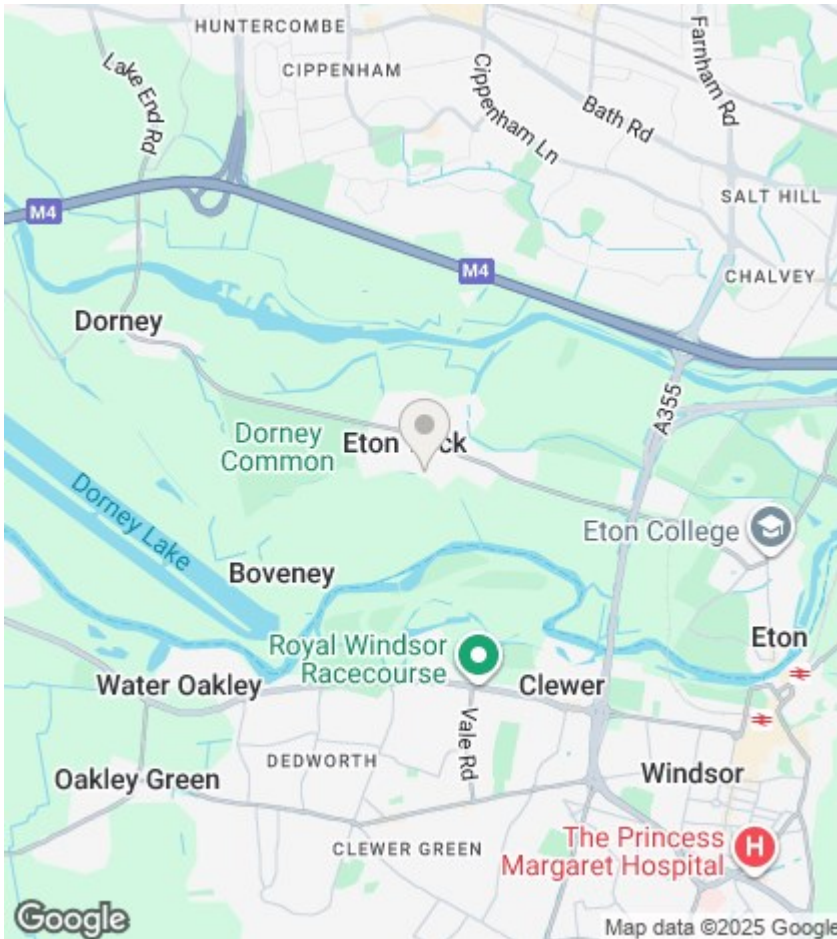
1.6 miles to Hilltop First School

1.6 miles to Clewer Green C of E First School

1.8 miles to Windsor Girls School

#### 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.

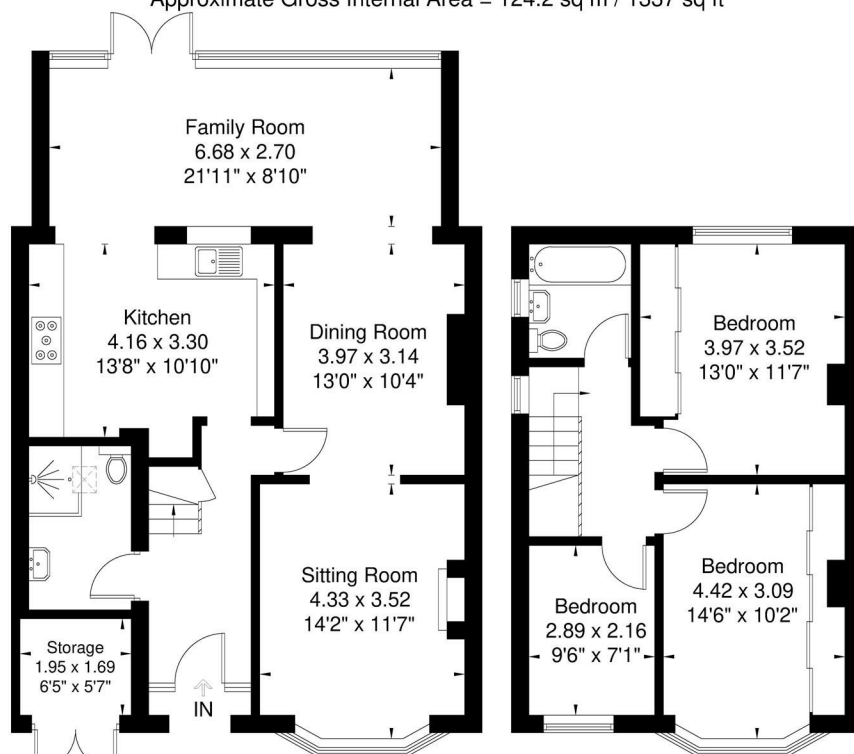
## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### Queens Street

Approximate Gross Internal Area = 124.2 sq m / 1337 sq ft



Ground Floor

First Floor

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