



## 37A Tilstone Avenue, Eton Wick, Windsor, SL4 6NF

Asking Price £365,000

- GROUND FLOOR
- LARGE GARAGE
- FULLY MODERNISED
- QUIET CUL-DE-SAC LOCATION
- WALKING DISTANCE TO LOCAL SHOPS
- SOUTH-EAST FACING PRIVATE GARDEN WITH SIDE ACCESS
- DRIVEWAY
- CLOSE TO DORNEY COMMON
- SHARE OF FREEHOLD
- CENTRAL VILLAGE LOCATION



# 37A Tilstone Avenue, Windsor SL4 6NF

**\*\*FULLY MODERNISED 2 BEDROOM GROUND FLOOR MAISONETTE WITH ITS OWN PRIVATE GARDEN, GARAGE, OFF-STREET PARKING AND SHARE OF FREEHOLD\*\***



2



1



1



C

Council Tax Band: C



**\*\*GROUND FLOOR MAISONETTE WITH PRIVATE GARDEN, OFF STREET PARKING AND OWN GARAGE AS WELL AS HAVING A SHARE OF FREEHOLD\*\***

New to the market is this beautiful fully modernised two double bedroom ground floor maisonette in the sought after location of Tilstone Avenue in the village of Eton Wick, just around the corner from the stunning Dorney Common.

The property is very unique as it has its own private South-East rear secluded garden, off-street parking at the front as well as a garage at the rear, which is set behind gates.

The property also benefits from having a Share of the Freehold and is only one of two maisonettes within the detached building.

This property has been modernised by the current owners who have lived there since 2021.

It is very conveniently situated in the heart of Eton Wick Village, which has a wonderful community feel, and one can walk to the local shops which are only about a 5 minute walk away.

#### ACCOMMODATION SUMMARY

2 DOUBLE BEDROOMS  
RECEPTION ROOM  
KITCHEN  
FAMILY BATHROOM  
PRIVATE REAR GARDEN WITH SIDE ACCESS  
OFF STREET PARKING FOR 1 CAR  
GARAGE

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

\*1.7 miles to Windsor & Eton Train Station (connects to Crossrail Elizabeth Line via Slough)  
\*1.7 miles to Windsor & Eton Riverside Station  
\*1.8 miles to Burnham Train Station (Crossrail)-Elizabeth Line)

#### BY CAR

Right by Junction 4 of the M4

#### SCHOOLS

0.6 miles to Eton Wick C of E First School  
0.9 miles to Western House Academy  
1.2 miles to Dedworth Middle School  
1.2 miles to Homer First School and nursery  
1.2 miles to St Edwards royal free middle school  
1.3 miles to St Edwards Catholic first school  
1.3 miles to The Westgate School  
1.4 miles to Cippenham School

#### AMENITIES

The property is within walking distance to a number of local shops and restaurants and is just around the corner from the beautiful Dorney Common. The closest park is less than a 5 minute walk away and there are three train stations nearby, including Burnham which offers Crossrail connections and Windsor & Eton Riverside which goes directly to Waterloo. One is only a 10-15 minute walk away from Eton High Street, and if you walk along the River Thames, you can walk over the bridge and you arrive in Windsor.

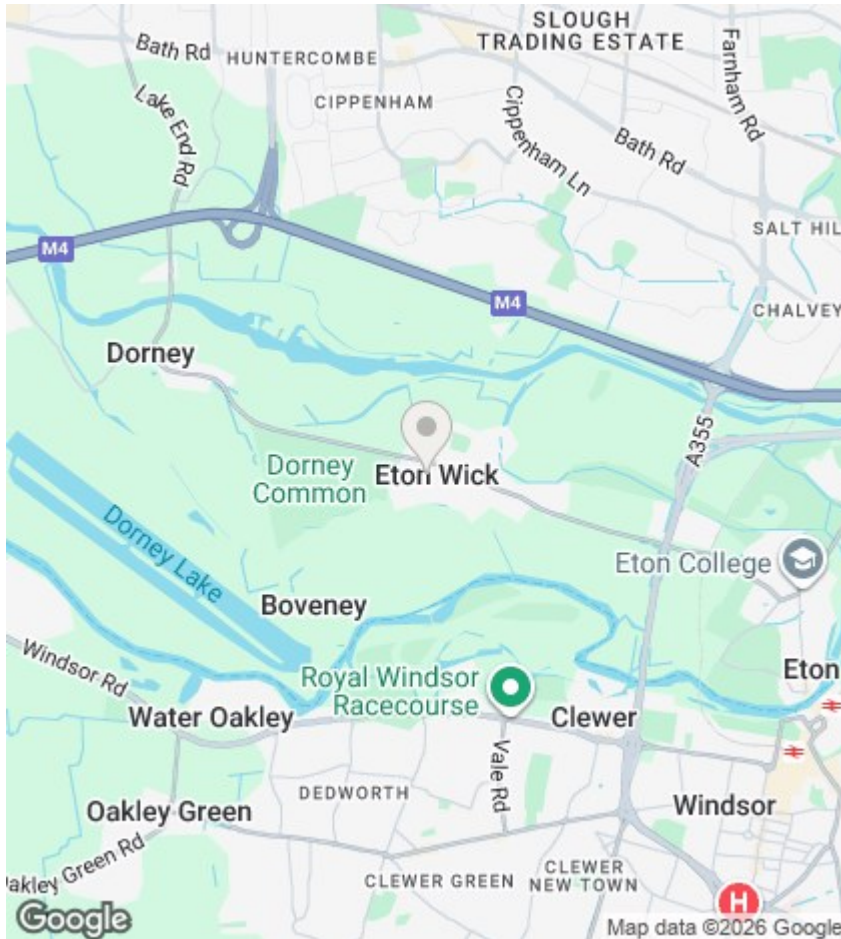
The property would make a wonderful home, especially as it has already been modernised, or equally as a great investment due to its central location and the fact there are no service charges or ground rent as it is a share of freehold.

#### IMPORTANT INFORMATION

Share of Freehold and 978 years left on lease (999 years as of 27th August 2004)  
EPC band C  
Council Tax Band C (£1646.28 for 2025/2026)  
Royal Borough of Windsor & Maidenhead  
Share of Freehold  
Gas Central Heating  
New boiler in 2021  
Boiler just serviced in January 2026  
New Kitchen in October 2022  
New Fuse box in 2022

#### 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

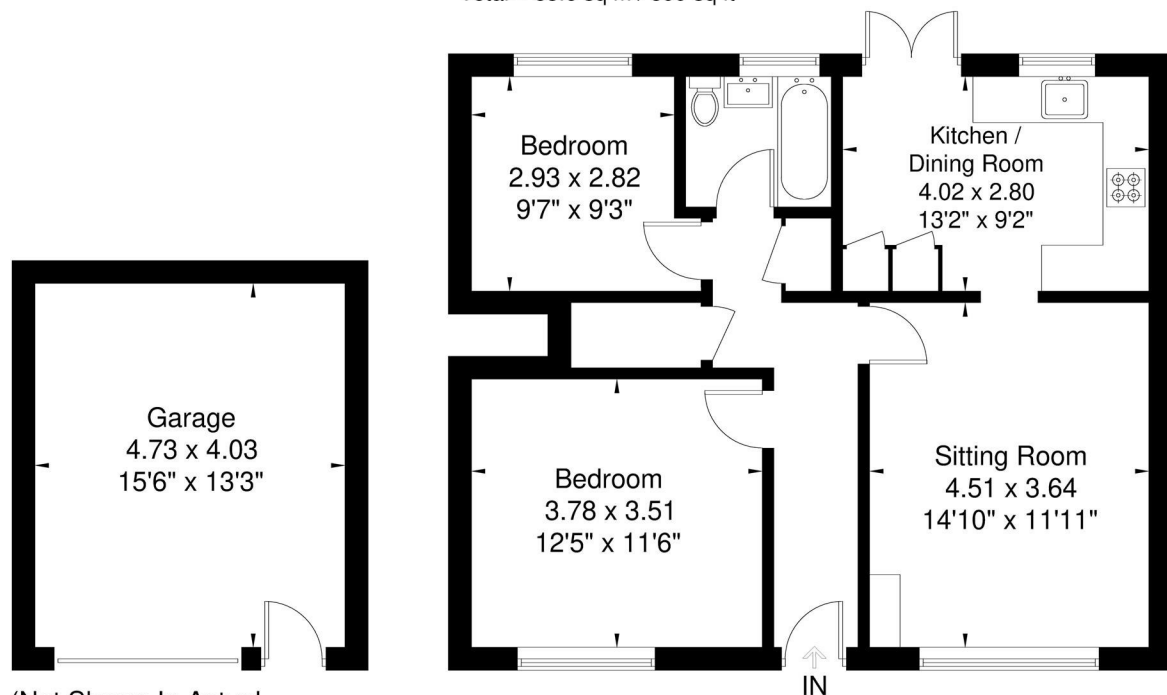
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Tilstone Avenue

Approximate Gross Internal Area = 64.4 sq m / 693 sq ft

Garage = 19.2 sq m / 206 sq ft

Total = 83.6 sq m / 899 sq ft



(Not Shown In Actual Location / Orientation)

## Ground Floor

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