







3 Moores Lane, Eton Wick, Windsor, SL4 6JY

Price Guide £525,000

- LARGE SOUTH FACING GARDEN
- OVERLOOKING THE GREEN
- 3 BEDROOMS
- 0.4 MILES FROM THE NEAREST SCHOOL
- 2 MINUTE WALK TO DORNEY COMMON
- DRIVEWAY FOR 2 CARS
- CORNER PLOT
- WALKING DISTANCE TO LOCAL SHOPS
- 1.6 MILES FROM WINDSOR & ETON RIVERSIDE STATION

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LARGE CORNER PLOT WITH LOTS OF POTENTIAL TO EXTEND

3 1 1 D

Council Tax Band: D







FIRST TIME ON THE MARKET IN OVER 46 YEARS

A rare opportunity to purchase one of the few properties located down Moores Lane, overlooking Stockdales Road Park, on a large corner plot with driveway parking for 2 cars and offering lots of potential to extend (STPP).

This semi-detached 3 bedroom house benefits from a slight rear extension, creating a large entrance porch area and additional ground floor W.C.. and has a very generously sized south-facing rear garden that is relatively private and not overlooked and comes with sheds and a greenhouse.

The property has been owned by the same family for over 46 years and this is the first time it has come to market since.
There is so much potential to extend (STPP) and the benefit of no onward chain.

OPPORTUNITIES TO EXTEND (STPP)

KITCHEN EXTENSION: by extending out the back to make a large kitchen/diner with sky lights and bi-folding doors all along to really open up the space

GARDEN ROOM: one could put in which would make an ideal office, playroom or gym

REAR DOUBLE STOREY EXTENSION: one could extend out to the back, possibly even double storey (subject to permission) to create more living accommodation and a 4th bedroom and a bathroom on the 1st floor

LOFT CONVERSION: to create a large bedroom ensuite

ACCOMMODATION SUMMARY

ENTRANCE HALL
3 BEDROOMS
1 BATHROOM
KITCHEN
RECEPTION ROOM
GROUND FLOOR W.C.
SIDE PORCH AND UTILITY AREA
PRIVATE SOUTH FACING REAR GARDEN WITH SHEDS AND GREENHOUSE
FRONT GARDEN
OFF STREET PARKING FOR 2 CARS
INSULATED LOFT

STATIONS

*1.6 miles if walking or 4.7 miles if driving to Windsor & Eton Riverside Station
*1.6 miles if walking or 4.7 miles if driving to Windsor & Eton Central Train Station (connects to Crossrail Elizabeth Line via Slough)
*3.5 miles to Burnham Train Station (Crossrail)- Elizabeth Line)

BY CAR

Right by Junction 6 of the M4

SCHOOLS (* straight line distances)

0.4 miles to Eton Wick C of E First School
0.9 mile to Western House Academy
1 mile to Montem Academy
1.1 miles to St Edwards Catholic First School
1.2 miles to St Edwards Middle School
1.2 miles to The Westgate School
1.3 miles to Windsor Boys School
1.3 miles to Eton College
1.3 miles to Grove Academy
1.3 miles to Eden Girls School (Ofsted “Outstanding”)
1.3 miles to Homer First School and Nursery
1.3 miles to Dedworth Middle School
1.4 miles to Cippenham School
1.4 miles to Trinity St Stephens C of E School
1.4 miles to Eton Porny C of E First School
1.4 miles to Dedworth First School
1.5 miles to Al-Madani Girls School
1.6 miles to Oakfield First School
1.7 miles to Clewer C of E First School
1.7 miles to Hilltop First School
1.9 miles to Windsor Girls School
2 miles to Haybrook College

AMENITIES

The property is located on the corner of a quiet road, overlooking Stockdales Road Park, close to Dorney common and right in the centre of Eton Wick Village.
The house is within walking distance to a number of local shops, café’s and restaurants in Eton Wick Village and on Eton High Street, as well the local Library and Community Centre.

In terms of transport, there is a bus stop on Eton Wick Road and one is only 2 miles from Windsor & Eton Train Station (which goes directly to Waterloo) and 3.5 miles from Slough Station (which is on the Cross Rail Elizabeth line), so would be ideal for commuters.

If you walk along the River Thames or to the end of Eton High Street, you can also walk over the bridge and you arrive in Windsor.

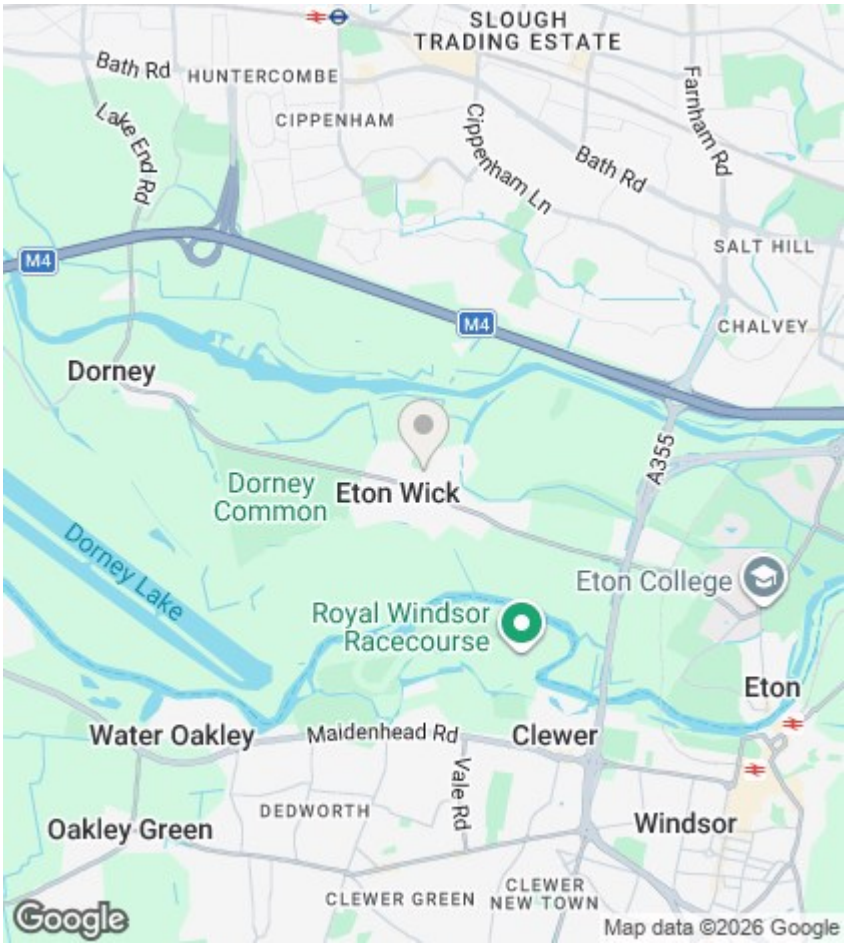
There are wonderful areas for walking and cycling including Dorney Common, which is a short walk away, as well as the Eton Wick Recreational Ground which backs onto more parkland and the Thames Tow Path.

The property would make a wonderful family home due to its quiet location, and the fact it has generous corner plot garden which is not overlooked and is just by Stockdales Park, which has a children’s enclosed playground in the corner.

IMPORTANT INFORMATION

Freehold
EPC band D (potential C)
Council Tax Band D (£1979.25 for 2026/2027)
Royal Borough of Windsor & Maidenhead
Gas Central Heating
No chain
South facing rear facing garden
Loft is fully insulated but not boarded
Gas cooking hob

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.
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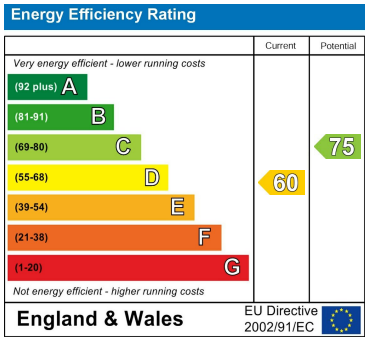
Directions

Viewings

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

EPC Rating:

D



Moores Lane

Approximate Gross Internal Area = 97.4 sq m / 1048 sq ft
Storage = 7 sq m / 75 sq ft
Total = 104.4 sq m / 1123 sq ft

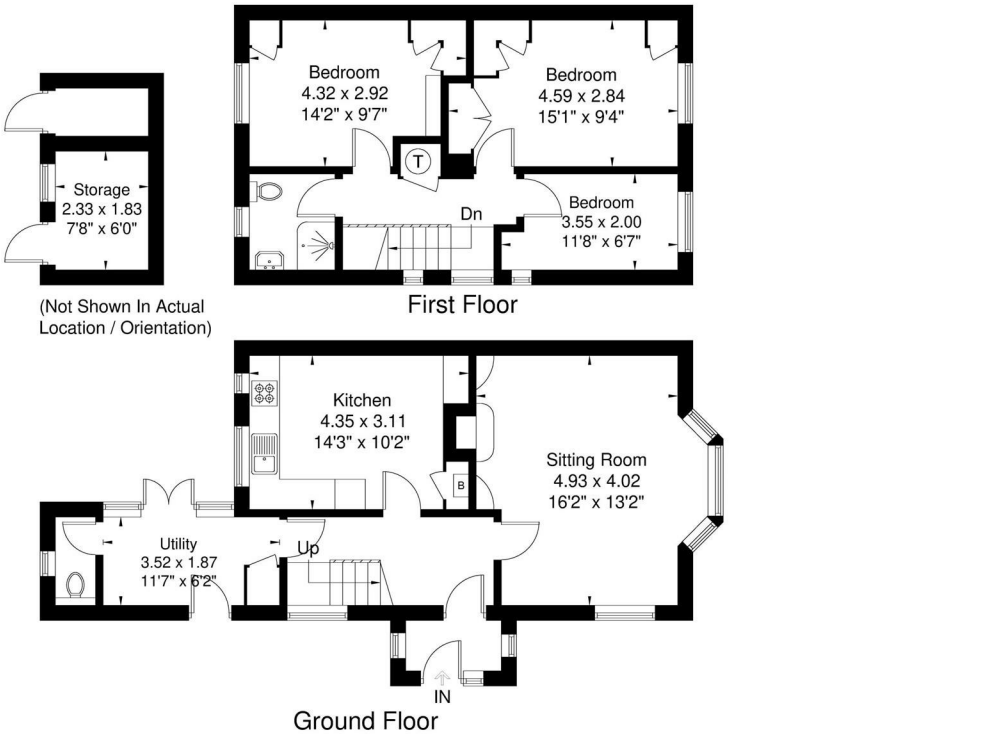


Illustration for identification purposes only, measurements are approximate, not to scale.

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