



271 Maidenhead Road, Windsor, SL4 5HF

Guide Price £735,000

- 50% LARGER THAN MOST VICTORIAN HOUSES ON THE STREET
- SO MUCH POTENTIAL TO EXTEND (STPP)
- DRIVEWAY PARKING UNDER CARPORT
- HUGE LOFT SPACE WITH WINDOW
- 1.2 MILES TO WINDSOR CENTRAL STATION
- NO CHAIN
- OVERLOOKING SAWYERS CLOSE PARK
- LARGE SOUTH FACING GARDEN
- 0.3 MILES FROM NEAREST SCHOOL
- WALKING DISTANCE TO LOCAL AMENITIES

271 Maidenhead Road, Windsor SL4 5HF

****SITUATED ON A LARGE END PLOT 50% LARGER THAN ALL OTHER VICTORIAN HOUSES ON THE STREET OFFERING DRIVEWAY PARKING AND SO MUCH POTENTIAL TO EXTEND (STPP)****



Council Tax Band: D



****UNIQUE OPPORTUNITY TO PURCHASE A LARGER THAN AVERAGE VICTORIAN HOUSE ADJACENT TO THE PARK WITH A VERY LARGE GENEROUS FACING GARDEN, CARPORT OFFERING DRIVEWAY PARKING AND SO MUCH POTENTIAL TO EXTEND (STPP)****

A rare opportunity to acquire a very generously proportioned and naturally bright Victorian house within walking distance of Windsor town centre and only 1.2 miles from Windsor & Eton Station (which connects to the Elizabeth line). As the property is located adjacent to the park, it is situated on a much larger plot (50% wider than most other Victorian houses on the street) and benefits from the very unusual asset of its own garage and carport that provides off street parking for 1 or 2 cars.

Maidenhead, where the house is positioned, is conveniently close to various amenities and is a very popular street amongst families as there is an abundance of school choices nearby, with the nearest school being only 0.3 miles away.

There is a beautiful South facing rear garden with shed, that benefits from side access and a gate out onto the Sawyer's Close park.

Although the property already offers 1445 sq ft of accommodation, including a bonus loft room with side window and a 2nd storey side extension over the garage, there are still so many opportunities to extend this house further (STPP), and make it the most incredible family house, as it is still so full of character, and has a working fireplace and beautiful bay window to the front.

This house has been lived in and loved by the same family for over 90 years across 4 generations and this is the first time it has gone on the market in all that time so it has been a much loved, happy home. It has the further benefit of having no onward chain complications.

The house is currently laid out with 3/4 bedrooms and two bathrooms on the 1st floor, with the master bedroom having a large walk in wardrobe/dressing area, but it was once 4 bedrooms and could be converted back that way with a simple stud wall.

On the ground floor, the front reception room with bay window is currently used as a dining room. There is a double width reception room to the rear used as the living room, with views out onto the garden, and adjacent to this is a dual aspect galley kitchen with direct doors onto the garden.

To the front of the property is driveway parking under a carport as well as internal storage and side access.

The rear private garden, which is South Facing, is rather generous, as it is 50% larger than most of the Victorian houses on the street, and features a patio area, great for al-fresco dining and summer entertaining, as well as a laid to lawn section. There is a garden shed at the rear of the garden, as well as internal brick storage at the rear of the carport which would be great for storage. There is also a side gate, which takes you out onto the adjacent Sawyer's Close Park.

There is still opportunity to extend (STPP), should you wish to.

POTENTIAL TO EXTEND (STPP):

LOFT CONVERSION: to create additional 1 or 2 bedrooms with possible ensuite. Loft is already partially boarded and fully insulated with ventilation and a window at the side towards the park.

CREATE A GARDEN ROOM: This could then be used as an office/gym/playroom for example.

FURTHER REAR EXTENSION: One could extend further at the rear to create even more living space or open it up more with sliding glass patio doors from the reception room as well as the kitchen onto the garden

SIDE RETURN: Extend the kitchen out to the side to make it full width of the house with possible skylights, bi-folding or glass doors all along or a sky

lantern to ensure it is a really bright space

CARPORT CONVERSION: by bricking up this area or part of this area to create another reception room, ground floor annex area (by incorporating some of the main reception room, or to create a ground floor bedroom with possible ensuite. One could also just add a little bit of this space to the internal of the house and leave enough room for a car to park as the car port is about 1.5 car lengths long.

ACCOMMODATION

- 3 DOUBLE BEDROOMS (plus walk in wardrobe for master)
- 2 BATHROOMS (ensuite to master)
- KITCHEN
- 2 RECEPTION ROOMS
- GARDEN SHED
- CAR PORT DRIVEWAY FOR 1 CAR
- INTERNAL STORAGE ADJACENT TO CARPORT
- SOUTH FACING REAR GARDEN
- DOUBLE LENGTH LOFT WITH WINDOW (partially boarded and fully insulated)

IMPORTANT INFORMATION

EPC: Band E

Council Tax: Band D (£1,809.12 for years 2025/26)

South Facing Rear Garden

Loft room is boarded with ventilation and side window

Gas fireplace in reception room but behind the wall there is a working chimney in the front and main reception room so a real fire can be reinstated

Loft is partially boarded and fully insulated

Boiler approximately 10 years old and separate water tank in loft

Boiler serviced annually

Garden shed at rear of garden

House been in the same family for over 90 years and across 4 generations

No chain

1961 parquet flooring under the carpet from in the lounge and hallway

STATIONS (* straight line distances)

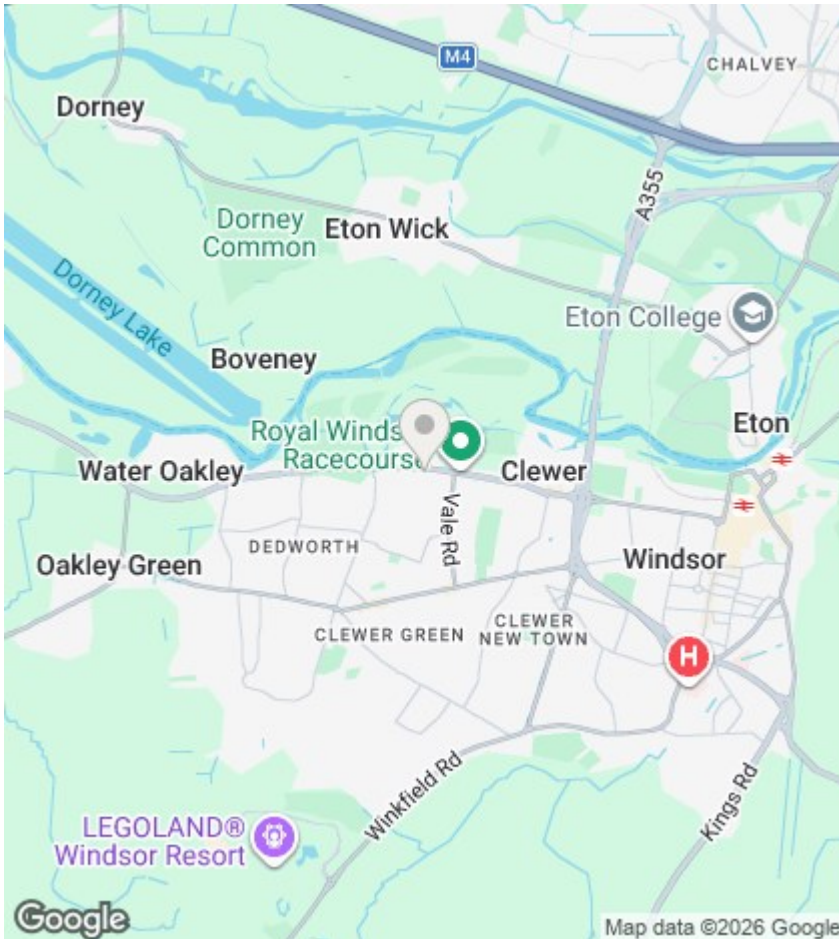
* 1.2 miles to Windsor & Eton Central Station

* 1.3 miles to Windsor & Eton Riverside Station

SCHOOLS

- 0.3 miles to St Edwards Middle School
- 0.4 miles to St Edwards Catholic First school
- 0.5 miles to Dedworth Middle School
- 0.6 miles to Dedworth Green First School
- 0.7 miles to Hilltop First School
- 0.7 miles to Homer first school and nursery
- 0.7 miles to Windsor boys school
- 0.8 miles to Clewer Green C of E School
- 0.8 miles to Oakfield First School
- 0.9 miles to Windsor Girls School
- 0.8 miles to Trinity St Stephens first school
- 1.1 miles to Alexander first school
- 1.2 miles to Upton House School
- 1.3 miles to The King's House school
- 1.3 miles to St George's School Windsor
- 1.4 miles to Trevelyan middle 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:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E	51		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Maidenhead Road

Approximate Gross Internal Area = 134.3 sq m / 1445 sq ft

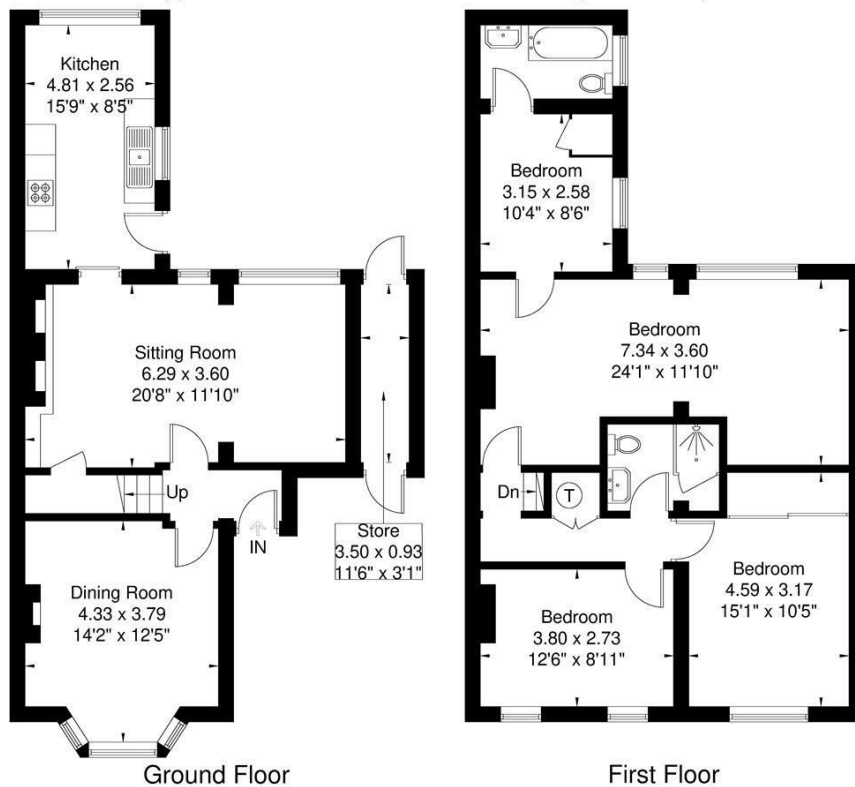


Illustration for identification purposes only, measurements are approximate, not to scale.