



21 Smiths Lane, Windsor, SL4 5PE

Price Guide £525,000

- NO CHAIN
- DRIVEWAY FOR 2 CARS
- WORCESTER BOSCH COMBI BOILER
- 1.5 MILES TO WINDSOR & ETON CENTRAL STATION
- WALKING DISTANCE TO LOCAL SHOPS
- POTENTIAL TO EXTEND (STPP)
- GARAGE
- 0.1 MILES TO NEAREST SCHOOL
- WEST FACING GARDEN WITH SIDE ACCESS
- GARDEN SHED

21 Smiths Lane, Windsor SL4 5PE

****3 BEDROOM SEMI DETACHED HOUSE IN WINDSOR WITH POTENTIAL TO EXTEND (STPP)****



Council Tax Band: E



A well-presented 3 bedroom semi-detached 1950's built house located in a central residential location, near shops and transport links, only 0.1 miles from the nearest school and 1.5 miles from Windsor Central Station. The house benefits from a generously proportioned west facing private rear garden that is not overlooked, as well as driveway parking for 2 cars to the front and a detached garage.

The property further benefits from having no onward chain and offers so much potential to extend (STPP)

OPPORTUNITIES TO EXTEND (STPP)

OPEN UP THE KITCHEN: by knocking through to the rear section of the reception room to make a large kitchen/diner and possibly extend out further and add in sky lights. There are also triple bi-folding doors to the rear of the reception room onto the garden

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

GARAGE CONVERSION: one could convert the garage into a room which could be a home office, gym or playroom or knock it down to create a larger garden

LOFT CONVERSION: to create a large bedroom with ensuite bathroom with rear dormers and front skylight windows

FRONT PORCH: to create a downstairs W.C. and possibly small shower too

The property is an ideal property for someone looking to put their own stamp on their home. It is generous in square footage already, but there are plenty of opportunities to further modernise and extend should you wish, and one could move in immediately and do the works as and when required because the property is of a good liveable standard already.

ACCOMMODATION

Entrance Hall
3 Bedrooms
Double reception room
Kitchen
1 Bathroom with freestanding shower and separate bath
Garage
Driveway for 2 cars
West Facing Rear Garden with patio and laid to lawn area with detached shed

STATIONS

*1.5 miles to Windsor & Eton Central Station (connects to Crossrail Elizabeth Line via Slough)
*1.7 miles to Windsor & Eton Riverside Station

BY CAR

Right by Junction 6 of the M4

SCHOOLS (* straight line distances)

0.1 miles to Dedworth Green First School

0.1 miles to Dedworth Middle School
0.3 miles to Hilltop First School (Ofsted "outstanding")
0.4 miles to Homer First School and Nursery
0.6 miles to Clewer Green C of E First School
0.6 miles to Alexander First School
0.7 miles to St Edwards Royal Free School
0.7 miles to St Edwards Catholic First School (Ofsted "outstanding")
0.8 miles to Windsor Girls School
0.9 miles to Oakfield First School
1.1 miles to Windsor Boys School
1.4 miles to Upton House School
1.5 miles to The King's House School
1.6 miles to The Queen Anne Royal Free C of E First School
1.7 miles to Eton Porny C of E First School
2.1 miles to Eton Dorney Independent Therapeutic School
2.3 miles to Western House Academy

AMENITIES

The property is located down a residential street, within walking distance to local shops which are just around the corner, including Coop, Tesco Superstore, a fish and chip takeaway, Costa Coffee, a Chinese takeaway and a corner shop. There is an abundant choice of nearby schooling, in both the state and private sector, within walking distance too.

The house is on Junction 4 of the M4 Motorway and there are two train lines in Windsor, which are both under two miles away, with Windsor & Eton Riverside providing direct access to Waterloo and Windsor Central Station creating Crossrail access to the Elizabeth line, via its Slough connection.

The M25 can be accessed at Egham, which is about a 10 minute drive away, and Heathrow Airport is only around 20 minutes away with local bus services taking you directly to Terminal 5. There is also a Go2Gate bus that serves the Dedworth area, which will take you directly to Heathrow Airport for a nominal fee (around £6 a person).

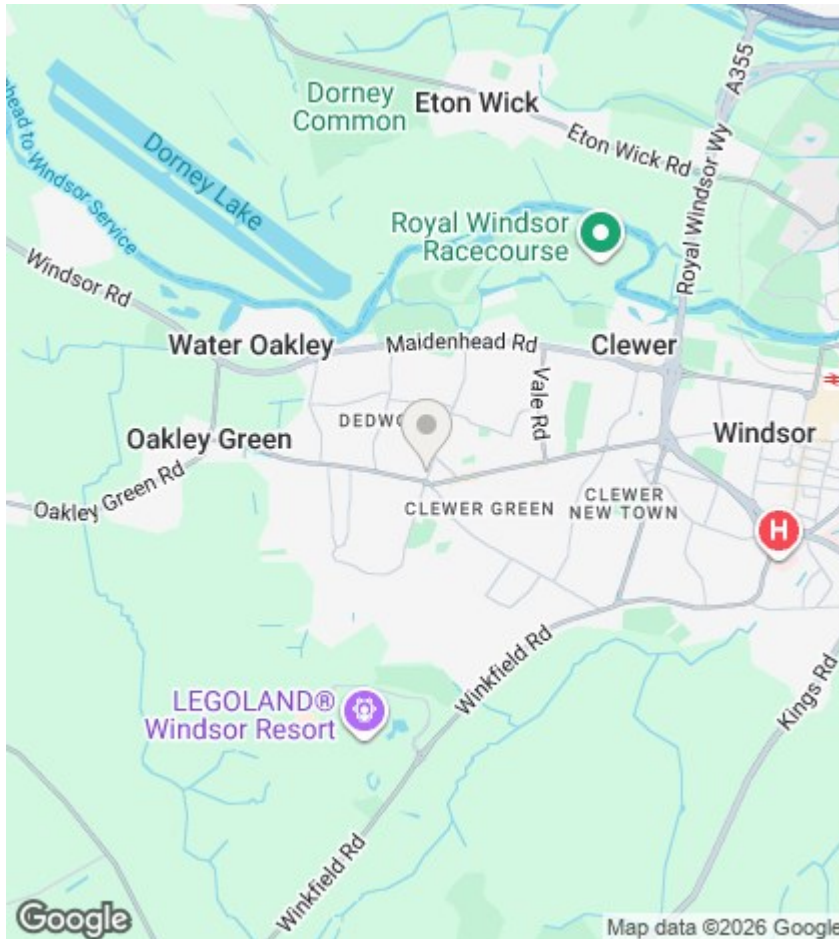
The property would make a wonderful family home due to its quiet location, and the fact it has generous garden, which is not overlooked.

IMPORTANT INFORMATION

Freehold
No onward chain
EPC band C
Council Tax Band E (£2,367.36 for 2026/2027)
Royal Borough of Windsor & Maidenhead
Partially boarded loft
Gas Central Heating
West rear facing garden
Worcester Bosch Combi boiler
Gas central heating
Electric cooker hob
Fireplace has been disconnected and is just decorative now

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

The house can be found at the top of Smiths Lane, just off Dedworth Road, by the miniature roundabouts.

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		
(69-80) C	71	77
(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	

Smiths Lane

Approximate Gross Internal Area
84.59 sq m / 910.51 sq ft (Excludes Garage)
Garage :12.93 sq m / 139.17 sq ft



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