9 Haywards Mead, Eton Wick, Windsor, SL4 6JN

Price Guide £475,000

- NO CHAIN
- PRIVATE GARDEN WITH SIDE ACCESS
- VIEWS OVER FIELDS
- WALKING DISTANCE TO LOCAL SHOPS
- 1.4 MILES FROM WINDSOR & ETON RIVERSIDE STATION
- OFF STREET PARKING FOR 2 CARS
- DETACHED GARAGE
- QUIET CUL-DE-SAC LOCATION
- 0.2 MILES FROM THE NEAREST SCHOOL
- 5 MINUTE WALK TO ETON HIGH STREET

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UNINTERUPPTED VIEWS TOWARDS WINDSOR CASTLE

3 2 1 E

Council Tax Band: D

UNINTERUPPTED VIEWS TOWARDS WINDSOR CASTLE

A rare opportunity to purchase one of the few properties in Haywards Mead which benefits from stunning rear, uninterrupted views, over fields with a clear view of Windsor Castle.

This semi-detached property is naturally bright and in very good condition throughout. It has 3 bedrooms and 2 bathrooms with a separate W.C., as well as a generous reception room overlooking the front garden and a modern kitchen which benefits from double doors which go straight out onto the rear garden which faces South-East.

There is a detached garage to the side as well as driveway parking for 2 cars.
The property is situated in a quiet cul-de-sac in Eton Wick Village and moments from Eton High Street.

The house is centrally located, only 0.2 miles from the nearest school and 1.4 miles from Windsor & Eton Riverside station, and one can walk to the local shops in around 5 minutes.

The property is a perfect family home as one can move straight in and there is the benefit of no onward chain complications.

There is also potential to extend should you wish (STPP).

OPPORTUNITIES TO EXTEND

REAR EXTENSION: to make an even larger kitchen by extending out further and adding possible 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

GARAGE CONVERSION: instead of adding an additional garden room, one could convert the garage, which already benefits from a side door, into a room which could be a home office, gym or playroom.

SIDE EXTENSION: one could extend out to the side, possibly even double storey (subject to permission) to create more living accommodation, like the neighbours have done to the left.

ACCOMMODATION SUMMARY

ENTRANCE HALL
3 BEDROOMS
2 BATHROOMS AND ADDITIONAL W.C.
KITCHEN
RECEPTION ROOM
GARAGE
PRIVATE REAR GARDEN WITH SIDE ACCESS
FRONT GARDEN
OFF STREET PARKING FOR 2 CARS

STATIONS (*straight line distances)

*1.4 miles to Windsor & Eton Riverside Station
*1.4 mile to Windsor & Eton Train Station (connects to Crossrail Elizabeth Line via Slough)
*1.9 miles to Burnham Train Station (Crossrail)-Elizabeth Line)

BY CAR

Right by Junction 6 of the M4

SCHOOLS

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

1.7 miles to Upton House School

AMENITIES

The property is located down a quiet cul-de-sac, with far reaching, unobstructed rear views over fields with Windsor Castle in sight.

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 just outside the close and one is only 1.4 miles from Windsor & Eton Train Station (which goes directly to Waterloo) and 3.2 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.

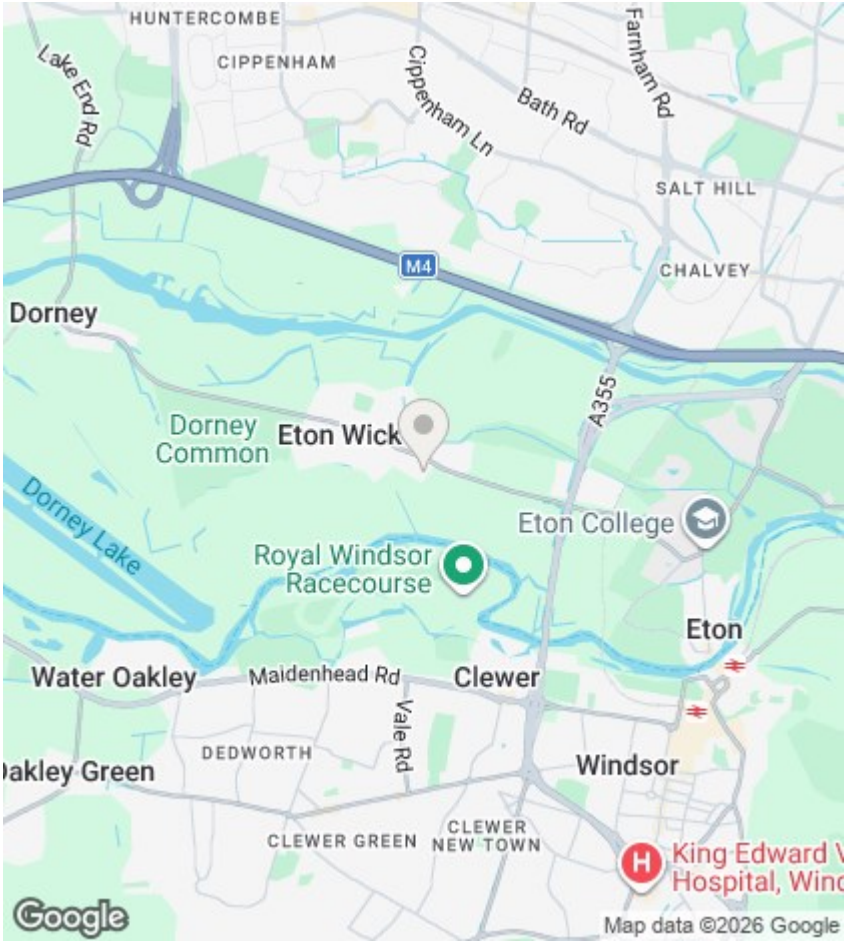
The property would make a wonderful home or investment due to its central location and the fact it has 3 bedrooms and 2 bathrooms with separate W.C., as well as a separate garage.

IMPORTANT INFORMATION

Freehold
EPC band E
Council Tax Band D (£1979.25 for 2026/2027)
Royal Borough of Windsor & Maidenhead
Gas Central Heating
No chain
South-East rear facing garden
Front Garden
EICR done 2/2/26
New gas boiler and radiators were installed 4/6/24
Loft is boarded all over and was re-insulated June 2024
The fireplace is electric
The roof and brickwork were all jet washed in 2024
Some windows replaced in 2024
Property been owned by current owner for over 20 years
Kitchen was remodelled in 2016…

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. **

SHAMPOO
CONDITIONER



Directions

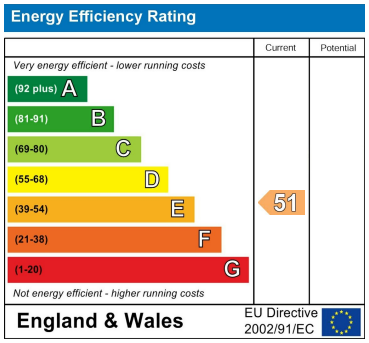
Haywards Mead is located on the left hand side of the road, if you are coming from Eton, and is situated just past the initial fields on the left once you pass the sign welcoming you to Eton Wick. The house is half way down the cul-de-sac on the left hand side.

Viewings

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

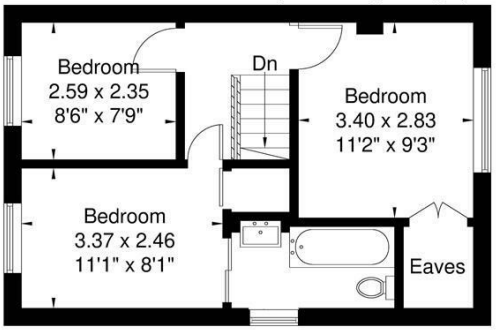
EPC Rating:

E

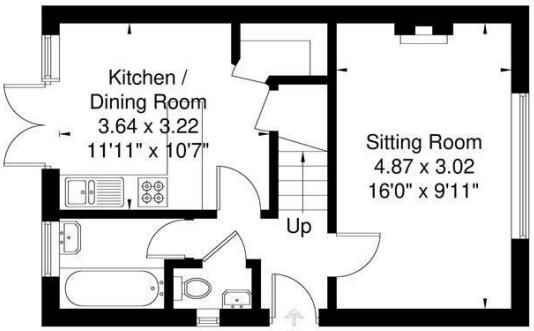


Haywards Mead

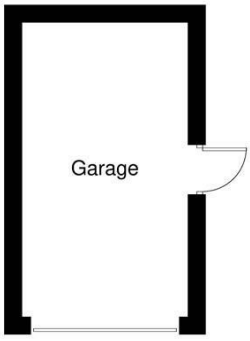
Approximate Gross Internal Area = 75.9 sq m / 817 sq ft
(Excluding Garage)



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

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

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