



## 176 Maidenhead Road, Windsor, SL4 5HE

Price Guide £385,000

- 999 YEAR LEASE
- PRIVATE PATIO GARDEN WITH SIDE ACCESS
- CLOSE TO HEATHROW AIRPORT
- BUS STOP ONLY A 2 MINUTE WALK AWAY
- DRIVEWAY
- GROUND FLOOR
- WALKING DISTANCE TO WINDSOR TOWN CENTRE
- 1 MILE TO WINDSOR TRAIN STATION
- ADJACENT TO CLEWER PARK
- FULLY MODERNISED

# 176 Maidenhead Road, Windsor SL4 5HE

**\*\*FULLY MODERNISED GROUND FLOOR MAISONETTE WITH ITS OWN PATIO, DRIVEWAY AND 999 YEAR LEASE\*\***



Council Tax Band: D



**\*\*GROUND FLOOR MAISONETTE WITH OWN DRIVEWAY, PATIO GARDEN AND 999 YEAR LEASE\*\***

New to the market is this beautiful, fully modernised two double bedroom ground floor maisonette on the fringe of Windsor Town Centre, only 1 mile away from Windsor & Eton Central station and adjacent to Clewer Park and the Windsor racecourse.

The property is very unique as it is only 1 of 2 maisonettes in this detached building and comes with driveway parking and a private patio with side access. The maisonette benefits from a large master bedroom with a separate area, ideal as a nursery, dressing room or study, and another small double bedroom. The bathroom and kitchen have been very recently replaced and there is a modern Worcester Bosch boiler and airing cupboard.

There is also a private wooden shed to the side of the building, and the outside patio space to the side and front is sole access of the ground floor. The property comes with a 999 year lease.

The current owner has owned the property since 2000 and the property benefits from no onward chain.

**ACCOMMODATION SUMMARY**

2 DOUBLE BEDROOMS  
DRESSING ROOM/STUDY/NURSERY OFF MASTER BEDROOM  
RECEPTION ROOM  
KITCHEN  
SHOWER ROOM  
AIRING CUPBOARD  
PATIO GARDEN WITH SIDE ACCESS  
DRIVEWAY PARKING AND SHED

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

\*1 mile to Windsor & Eton Train Station (connects to Crossrail Elizabeth Line via Slough)  
\*1.2 miles to Windsor & Eton Riverside Station  
\*2.3 miles to Datchet train Station

**BY CAR**

Right by Junction 6 of the M4

**SCHOOLS**

0.2 miles to St Edward's Royal Free Middle School  
0.3 miles to St Edward's Catholic First School  
0.6 miles to Dedworth Middle School  
0.6 miles to Dedworth Green First School  
0.6 miles to Windsor Boy's School  
0.7 miles to Oakfield First School  
0.7 miles to Trinity St Stephen's School  
0.8 miles to Hilltop First School  
0.8 miles to Homer First School and Nursery  
0.9 miles to Windsor Girl's School  
1.1 miles to Eton C of E Primary school  
1.1 miles to Upton House School  
1.2 miles to Alexander First School  
1.2 miles to St Georges School Windsor Castle  
1.3 miles to Trevelyan Middle School  
1.4 miles to Queen Anne Royal Free First School

**AMENITIES**

The property is situated just off Maidenhead Road, close to the Clewer Village area of Windsor, and one can easily walk into the town centre in approximately 15 minutes, along the River Thames.

There is a bus stop a two minute walk away which can take you into Windsor, Maidenhead and Slough, amongst many other locations.

The property is also just off Junction 6 of the M4 Motorway, and there are two train lines in Windsor, which are both approximately 1 mile 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 and there is a Go2Gate bus service that takes you directly to Terminal 5 for £6 each, with discounts for larger groups or Heathrow employees.

There are many local shops nearby including Tesco Express, Waitrose Local, a Pharmacy, Coop, doctor, dentist, post office, as well as a larger Tesco Supermarket and Aldi at the end of the Dedworth Road.

The Windsor Leisure Centre is about a 10 minute walk away and there is another gym, called Five Star, situated down Vale Road which is practically across the road.

There is an abundant choice of nearby schooling, in both the state and private sector, within walking distance too.

Clewer Park is adjacent to this property, and there are many other local parks nearby including Imperial Park, Sutherland Grange, Clewer Memorial Recreational Ground and Windsor Great Park, to name a few.

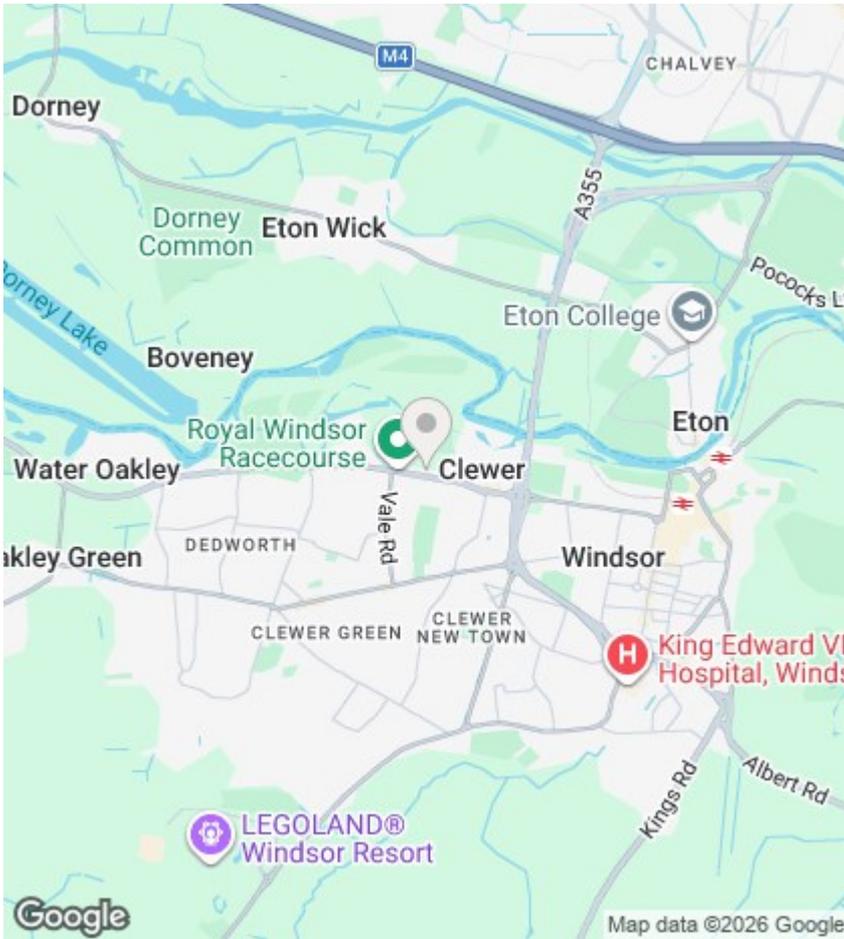
The property would make a wonderful home, especially as it has already been modernised, or equally as a great investment due to its central location and the fact there are no service charges or ground rent.

**IMPORTANT INFORMATION**

999 year lease  
EPC band D  
Council Tax Band D (£1,809.12 for 2025/2026)  
Royal Borough of Windsor & Maidenhead  
Gas Central Heating  
New Worcester Bosch boiler in 2015  
Boiler just serviced in 2024  
New Kitchen in 2021  
New bathroom in 2023  
New Fuse box in 2014  
Peppercorn Ground Rent  
Service Charge will be ad hoc for maintenance and repairs ie. as and when work is required, one has to contribute 50% to the cost of external repair, maintenance, and insurance as does the 1st floor maisonette above.  
Buildings insurance will be arranged by the freeholder and the cost will be shared between the two maisonettes.

**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

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>			77
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

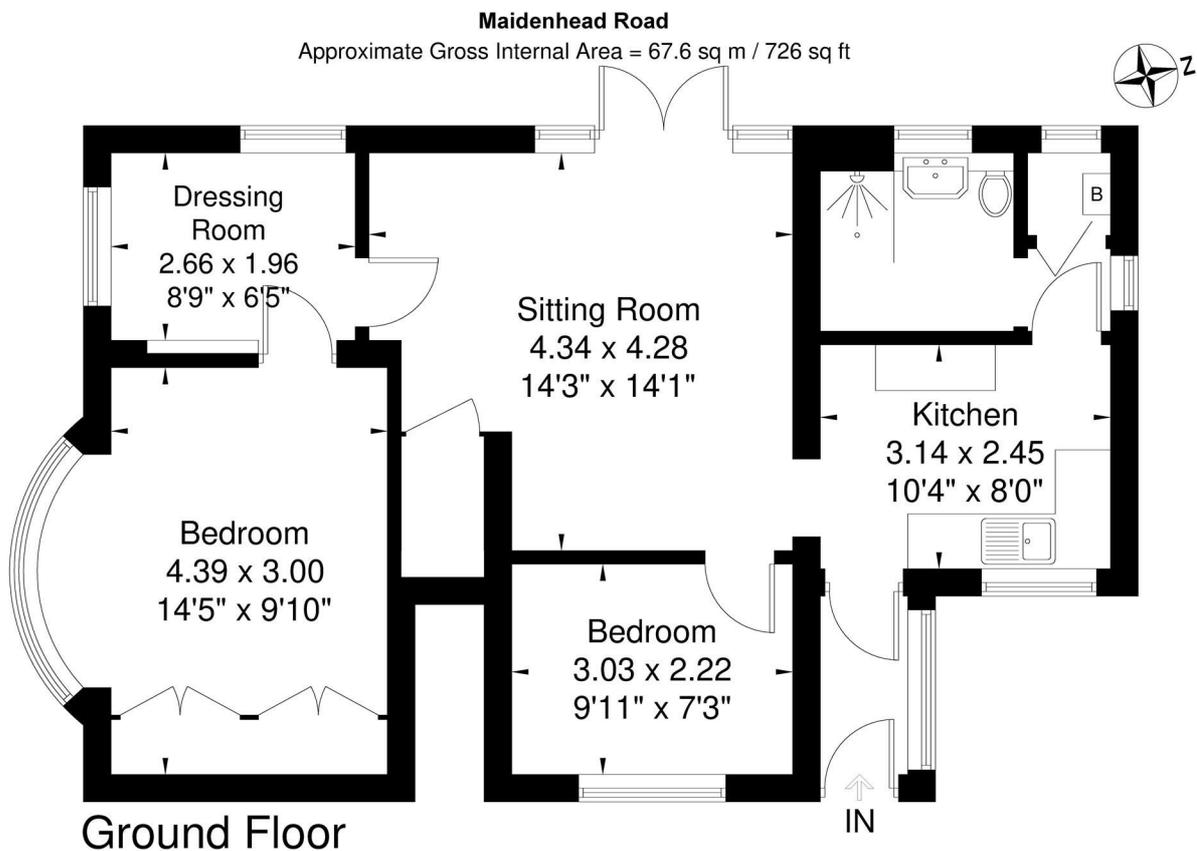


Illustration for identification purposes only, measurements are approximate, not to scale.