



100 St. Leonards Road, Windsor, SL4 3DA

Price Guide £1,395,000

- NO CHAIN
- 3 BATHROOMS
- 2644 SQ FT
- WEST FACING REAR GARDEN
- 0.5 MILES TO WINDSOR STATION
- 7 BEDROOMS
- MASTER BEDROOM WITH PRIVATE BALCONY
- GATED DRIVEWAY PARKING FOR 2 CARS
- POTENTIAL TO EXTEND (STPP)
- 0.1 MILES FROM THE NEAREST SCHOOL

100 St. Leonards Road, Windsor SL4 3DA

****7 BEDROOM DETACHED EDWARDIAN DOUBLE FRONTED HOUSE IN THE HEART OF WINDSOR TOWN CENTRE WITH GATED OFF-STREET PARKING AND ONLY 0.5 MILES FROM WINDSOR CENTRAL STATION****



Council Tax Band: G



****RARE OPPORTUNITY TO BUY A 7 BEDROOM DETACHED EDWARDIAN HOUSE IN THE HEART OF WINDSOR TOWN CENTRE WITH GATED OFF-STREET PARKING AND NO CHAIN****

Netherton, built in 1906, is a 7-bedroom double fronted Detached Edwardian House in a highly regarded area within Windsor Town Centre, situated on the corner of Queens Road and St Leonards Road, right opposite the very popular Upton House Prep School and moments from the local shops, cafes and restaurants. It benefits from gated off-street parking for 2 cars, a large West-facing private garden and no onward chain complications.

The property is very conveniently located only 0.5 miles away from the Windsor Central Station, which connects to the Elizabeth line, and only 0.7 miles away from Windsor & Eton Station, which provides a direct line to Waterloo.

This house has been significantly extended over the years, most notably with a full loft conversion and numerous dormer windows, creating a further 3 bedrooms and family bathroom on the 3rd floor alone.

There are a further 4 bedrooms on the 1st floor, with the master bedroom benefitting from its own private balcony, and 2 further bathrooms (one being an ensuite to bedroom 2).

On the ground floor, there is a dining room with a bright bay window featuring recently installed white shutters, a double length reception room with a feature fireplace, a separate kitchen, W.C., a snug room or office space to the rear as well as an adjacent utility room.

There is both a private front garden, as well as a West Facing rear garden with both patio and laid to lawn areas, as well as off street parking through the electric gates, situated at the back of the house, where you can park 2 cars.

It is very rare to find such a large house, especially of sought after Edwardian build, in the centre of Windsor Town Centre, and notably a detached one.

Although the property is already very generously proportioned with 2644 sq ft, there are still many opportunities to further extend (STPP)

POTENTIAL TO EXTEND (STPP)

REAR EXTENSION (to create a larger open plan kitchen/diner with bi-fold glass doors and skylights)

GARDEN ROOM (to create a home office/gym/playroom)

FENCING ALONG REAR INTERNAL DRIVEWAY to divide the parking from the garden area

CONVERSION INTO FLATS by splitting each floor into a separate apartment

ANNEX CONVERSION: As the property has rear access via gates, one could create a ground floor self-contained annex on one side of the house on ground level with its own rear front door, so a family member could have their own private space separate from the main house which would be entered from the front.

ACCOMMODATION

7 Bedrooms
3 Bath/Shower rooms (one ensuite)
3 Reception Rooms (Double reception room and dining room)
Kitchen
Rear snug/office
Utility Room
Ground floor W.C.
Rear West Facing Garden
East Facing Front Garden
Rear Driveway parking for 2 cars via electric gates

IMPORTANT INFORMATION

EPC: Band E (potential to be band C)
Council tax: Band G (£3,228.23 for 2026/27)
Gas Central heating
New Worcester Bosch boiler fitted February 2026
New shutters in 2021 at the front of the house on ground and 1st floor level
Electric rear gates
Gas Cooking hob

STATIONS (* straight line distances)

0.5 miles to Windsor & Eton Central Station (Connects to Elizabeth line at Slough)
0.7 miles to Windsor & Eton Riverside Station (Direct line to Waterloo)
1.5 miles to Datchet Station

SCHOOLS

0.1 miles to Upton House School
0.1 miles to Kings House School
0.3 miles to Queen Anne's Royal Free First School
0.4 miles to Queensmead School
0.4 miles to Trinity St Stephen's First School
0.4 miles to The Green Room School
0.5 miles to Trevelyan Middle School
0.5 miles to Windsor Boys School
0.5 miles to Oakfield Primary School
0.7 miles to St Georges School Windsor
0.7 miles to St Edwards Catholic Primary School
0.8 miles to Windsor Girls School
0.8 miles to St Edwards Middle School
0.9 miles to Eton Porny C of E School
1.1 miles to Eton College

LOCATION

The property is located at the beginning part of St Leonards Road, on the corner of Queens road, in the heart of the residential part of Windsor Town. The house is close to the local cafes and restaurants, which are a few minutes away, and approximately a 5 minute walk away from the larger shops located down the main Peascod and Thames Street's. There is a great community feel in this part of Windsor, with a local Whatsapp group for the street giving it a very safe and friendly vibe.

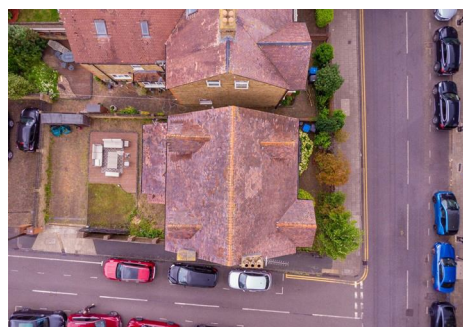
The nearest recreational ground is Vansittart Park, which is only a 5-minute walk away, as is Batchelors Acre, which both have a children's play area and green space for playing or walking the dog. There is an abundant choice of nearby schooling, in both the state and private sector, within walking distance too, making this part of Windsor especially popular amongst families.

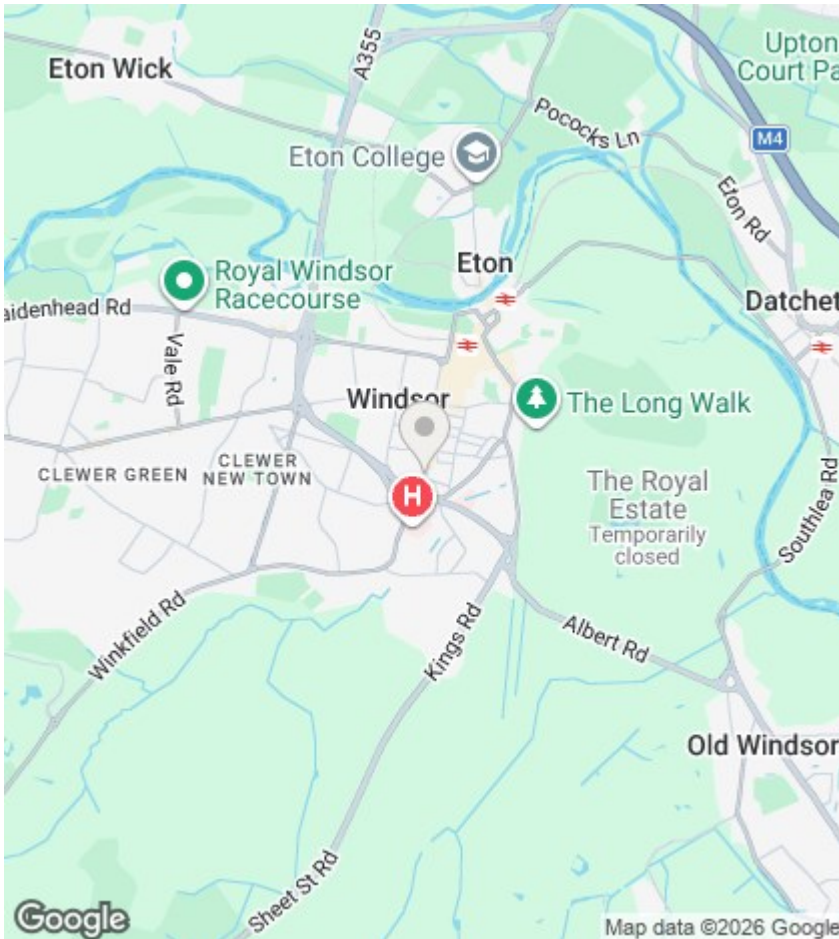
In terms of transport, one is closest to Junction 4 of the M4 Motorway, providing easy connections to London and there are two train lines in Windsor, which are both under a mile away, with Windsor & Eton Riverside providing direct access to Waterloo and Windsor Central Station creating Crossrail access 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 with local bus services taking you directly to Terminal 5.

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 is located in a quiet residential area of Windsor, on the corner of Queens Road and St Leonards Road, opposite Upton House Prep School.

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			69
(55-68) D			
(39-54) E	46		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

St Leonards Road

Approximate Gross Internal Area = 245.7 sq m / 2644 sq ft



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