



28 Albany Road, Windsor, SL4 2QA

Asking Price £695,000

- LARGE DOUBLE-STOREY REAR EXTENSION
- NO CHAIN
- OVER 100 FT LONG WEST FACING REAR GARDEN
- 0.5 MILES FROM NEAREST SCHOOL
- SOUGHT AFTER VICTORIAN BUILD
- POTENTIAL TO EXTEND FURTHER (STPP)
- DRIVEWAY PARKING
- 3 RECEPTION ROOMS
- 1.4 MILES FROM DATCHET STATION
- LARGE LOFT ROOM WITH WINDOWS, LIGHTING, ELECTRICITY AND STAIRCASE

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****SEMI-DETACHED VICTORIAN HOUSE WITH A LARGE REAR DOUBLE STOREY-EXTENSION IN PLACE AND FULL-LENGTH LOFT BONUS ROOM ****



Council Tax Band: E



****LARGE REAR DOUBLE STOREY-EXTENSION IN PLACE AND FULL-LENGTH LOFT BONUS ROOM ****

First time to the market in 27 years is this stunning Victorian semi-detached house in the heart of Old Windsor village, which benefits from 3 exceptionally large bedrooms, a double-storey rear extension, off street parking for one car and a large loft "bonus" room which has Velux windows, a full staircase, lighting and electricity and has been used as a bedroom.

The property is conveniently located only 0.5 miles from the nearest school and 1.4 miles from Datchet station. There is a very bright over 100ft long West facing rear garden with a 17.5 foot brick built shed, that is fed by electricity, and there is still so much potential to extend further (STPP) or reconfigure, should you wish.

Many other changes have been made to the property, which included relocating the front door to make the front reception room with large bay window much larger than the rest in the street, adding in a second staircase at the rear of the house to enable access to the 2nd floor at two different locations, extending at the rear and converting the loft to a liveable space.

There is still additional loft space at the rear of the property, which is boarded, insulated and has lighting, which is currently used for storage but may possibly be converted too.

The property has side access down to the garden from the front of the house, and if one were to put a garden office at the end of the garden or convert the current shed to one, or if one had clients or colleagues visit, they wouldn't have to come through the main house.

This house has really been a much loved home for this family for over 27 years, who brought their 3 children up there, and is only being sold as their children have now left the home and they have decided they want to move to another property, but remain in the area as they love the community feel and friendliness that Old Windsor offers.

This house sale further benefits from no onward chain.

POTENTIAL TO EXTEND (STPP)

LOFT CONVERSION (with side and rear dormers) to create a further 1 or 2 bedrooms and ensuite. Bonus loft room that is boarded and insulated is already in place with Velux windows, lighting and its own staircase

GARDEN ROOM (to create a home office/gym/playroom). One could insulate and work with the current brick build shed that is 20 foot long and convert this into a home office.

REAR EXTENSION to create an even larger kitchen/dining area by incorporating the current office area and 2nd staircase and going out even. One could add glass skylights or a sky lantern and glass bifold sliding doors across the whole rear of the property looking out onto the garden to really have a bright/open space.

ACCOMMODATION

3 double bedrooms
Full length loft room which was used as a bedroom
Family Bathroom
Ground floor W.C.
3 reception rooms
Kitchen
17.5 foot Brick built garden shed fed with electricity
Over 100 ft long west facing garden with additional patio area
Driveway parking for 1 car

IMPORTANT INFORMATION

EPC: Band D
Council tax: Band E (£2,252.19 for 2025/26)
Gas Central heating
New conventional boiler installed 2022
Boiler last serviced December 2025
Separate emersion heater for back up hot water needs
Hive Heating system
Bonus loft room completed in 2001 and has a proper staircase, lighting, electricity and numerous Velux windows
Additional loft space to the rear of the property is boarded, insulated and has a light
West facing rear garden over 100ft long
17.5ft brick built shed at the end of the garden which has electricity
Fully maintained burglar alarm
Property rewired in early 2000's and a new fuse box was fitted

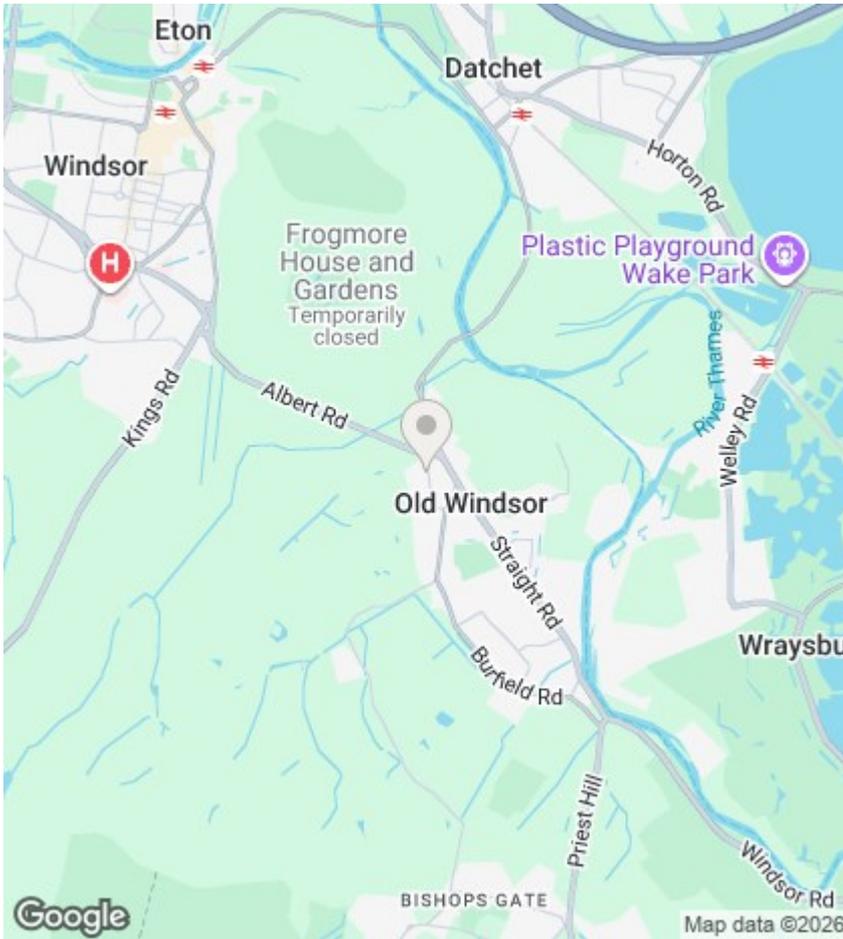
STATIONS (* straight line distances)

1.4 miles to Datchet Station
1.7 miles to Windsor & Eton Central Station
1.9 miles to Windsor & Eton Riverside Station

SCHOOLS

- 0.5 miles to St Peter's Church of England Middle School
- 0.6 miles to King's Court First School
- 1.1 miles to The Queen Anne Royal Free C of E School
- 1.2 miles to Wraysbury primary school
- 1.3 miles to The Kings's House School Windsor
- 1.3 miles to Trevelyan Middle School
- 1.4 miles to Datchet St Mary's C of E primary school
- 1.4 miles to St Johns Beaumont
- 1.4 miles to Upton House School
- 1.6 miles to Bishopsgate School
- 1.6 miles to Churchmead Church of England School
- 1.7 miles to St Georges School Windsor Castle
- 1.8 miles to Oakfield First school
- 1.9 miles to Eton End School
- 1.9 miles to Trinity St Stephen C of E First school
- 2 miles to Windsor boys school
- 2 miles to Eton Porny C of E First School
- 2.2 miles to Eton College
- 2.2 miles to Windsor Girls School
- 2.3 miles to St Jude's C of E infant school
- 2.3 miles to The Royal School
- 2.5 miles to Ditton Park Academy
- 2.6 miles to Long Close School
- 2.9 miles to Upton Court Grammar 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:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Albany Road

Approximate Gross Internal Area = 148.9 sq m / 1602 sq ft

Storage = 19.4 sq m / 209 sq ft

Total = 168.3 sq m / 1811 sq ft



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