



## 30 Oak Lane, Windsor, SL4 5EU

Price Guide £595,000

- DOUBLE DORMER LOFT CONVERSION
- QUIET CUL-DE-SAC LOCATION
- 0.9 MILES TO WINDSOR CENTRAL STATION
- FULLY MODERNISED
- 3 DOUBLE BEDROOMS
- POTENTIAL TO EXTEND (STPP)
- SOUTH FACING REAR GARDEN
- 2 BATHROOMS
- 0.1 MILES FROM THE NEAREST SCHOOL
- CLOSE TO LOCAL PARK

# 30 Oak Lane, Windsor SL4 5EU

**\*\*FULL DOUBLE DORMER LOFT CONVERSION WITH HUGE MASTER BEDROOM WITH ENSUITE DOUBLE SHOWER ROOM\*\***



Council Tax Band: D



**\*\*3 BEDROOM VICTORIAN TERRACED HOUSE WITH FULL LOFT CONVERSION AND SOUTH FACING GARDEN, SITUATED ONLY 0.9 MILES TO WINDSOR STATION\*\***

Beautifully presented and fully modernised 3 bedroom 2-bathroom Victorian terraced house located in the quiet and popular cul-de-sac of Oak Lane, situated only 0.1 miles from the nearest school, 0.9 miles from Windsor Central station and adjacent to the popular Clewer Memorial recreational ground and famous Pirate Park, making it ideal for families, commuters and investors.

The property benefits from a full loft conversion, completed in 2018, which is extremely generously sized as it has two large dormer windows compared to the usual smaller ones, creating a spacious master bedroom with storage and an ensuite shower room.

On the first floor, there are two further double bedrooms as well as a recently renewed family bathroom and separate utility room, which is located off the front bedroom.

The ground floor feels especially naturally bright as there is a beautiful bay window to the front of the house and the room has been opened up to create one large double reception room, with a very useful in-built storage unit and window storage. Adjacent to this is the property's kitchen which leads straight out on to the south facing garden which also benefits from a storage shed.

Hardwood Oak flooring was installed in all rooms, making this property even more stunning throughout and one could move in immediately with no work required.

Significant improvements have been done to the property over time and there is already 1055 sq ft, however this is still potential to extend further and add value (STPP) should you wish

**OPPORTUNITES TO EXTEND (STPP)**

**KITCHEN EXTENSION:** extend the kitchen full width of the property by doing a side return with glass skylights to create a large kitchen/diner with bi-folding glass doors.

**GARDEN ROOM:** one could create a garden room with electrics and lighting which would make an ideal home office, gym or playroom.

**UTILITY ROOM CONVERSION:** one could convert the utility located off the front bedroom on the 1st floor to become either another ensuite or walk in wardrobe.

**LOCATION AND AMENITIES**

Oak Lane is very popular, especially amongst families, as it is very conveniently positioned near to numerous schools and is still within walking distance to Windsor Town Centre.

The Clewer Recreational ground is situated adjacent to Oak Lane, and this is a great spot for playing, walking the dog, or simply having a coffee or a bite to eat in the café. There is also the famous "Pirate Park" which is great for children.

There is easy access to the M4 motorway and Windsor Central Station is only 0.9 miles away (which connects to the Elizabeth line) and one is 2 miles from Windsor & Eton Riverside (which connects directly to Waterloo).

There are various supermarkets nearby as well as local shops, coffee shops, restaurants and takeaways, and a bus stop is located just around the corner on Dedworth Road which is less than a 5 minute walk, which can take you straight to Windsor Town Centre, and links to many other places.

The Windsor Race Course is less than a 5 minute drive away, as are both Windsor and Bray Marina, and one is only a 2 minute drive from all the amenities Windsor town centre offers, including numerous shops, cafes, restaurants and leisure facilities as well as the Riverside walks.

**ACCOMMODATION**

3 Double Bedrooms  
2 Bath/Shower Rooms (one ensuite)  
Utility Room  
Kitchen  
Double reception room  
South Facing Rear Garden with shed  
Front Garden

**IMPORTANT INFORMATION**

EPC: Band C  
Council Tax: Band D (£1,936.94 for 2026/27)  
Gas Central heating  
South facing rear garden

Freehold

Hardwood oak floors installed in all rooms in 2020

New family bathroom in 2020

Loft conversion completed in 2018

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

0.9 miles to Windsor & Eton Central Station

1.1 miles to Windsor & Eton Riverside Station

#### SCHOOLS

0.1 miles to St Edwards Middle School

0.1 miles to St Edwards Catholic First school

0.4 miles to Clewer Green C of E School

0.4 miles to Oakfield First School

0.5 miles to Trinity St Stephens first school

0.5 miles to Windsor boys school

0.6 miles to Windsor Girls School

0.6 miles to Hilltop First School

0.6 miles to Dedworth Middle School

0.6 miles to Dedworth Green First School

0.8 miles to Upton House School

0.9 miles to Homer first school and nursery

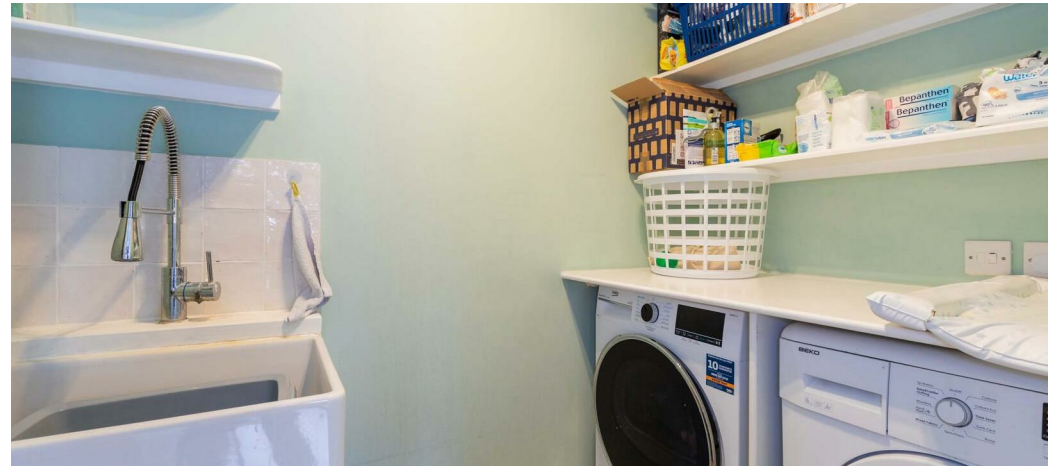
0.9 miles to The King's House school

1 mile to Trevelyan Middle School

1.2 miles to St George's School Windsor

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.\*\*





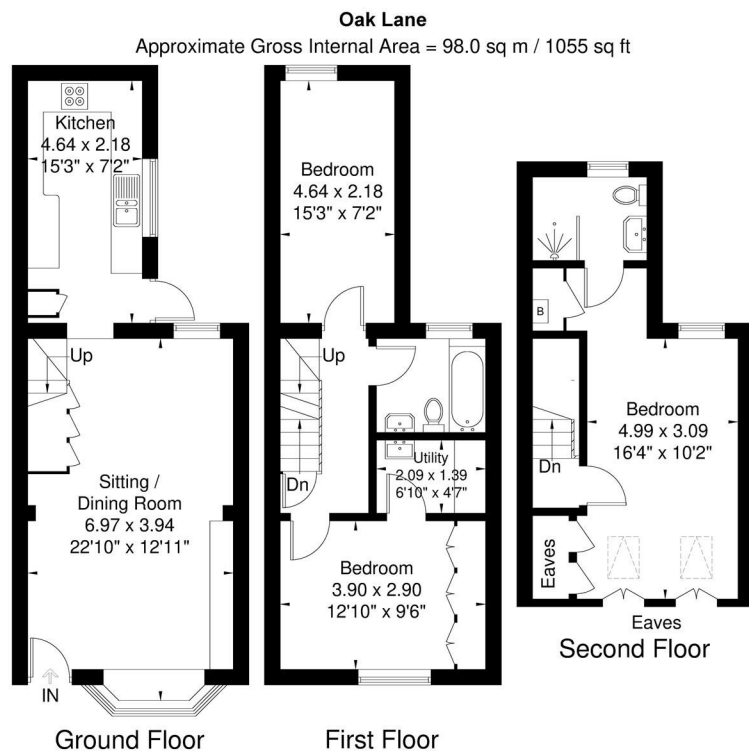


Illustration for identification purposes only, measurements are approximate, not to scale.



## Directions

Oak Lane is situated just off Parsonage lane, and once you enter the road, the house is half way down on the left hand side.

## Viewings

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

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	