



40 UPCROFT, WINDSOR, BERKSHIRE, SL4 3NJ

£799,950

- REDEVELOPMENT OPPORTUNITY
- SO MUCH POTENTIAL TO EXTEND (STPP)
- SOUTH-EAST FACING GARDEN
- WALKING DISTANCE TO TOWN CENTRE
- 0.1 MILES TO NEAREST SCHOOL
- MASSIVE PLOT
- DRIVEWAY PARKING FOR 10 CARS
- QUIET CUL-DE-SAC
- 0.1 MILES TO NEAREST BUS STOP
- 0.9 MILES TO WINDSOR STATION

40 UPCROFT, WINDSOR SL43NJ

**RARE BUNGALOW ON LARGE PLOT WITHIN WALKING DISTANCE TO WINDSOR TOWN CENTRE
OFFERING SO MUCH DEVELOPMENT POTENTIAL (STPP)**



Council Tax Band: E



LARGE PLOT OFFERING SO MUCH POTENTIAL

A very rare 3 double bedroom detached freehold bungalow, with accommodation currently all on one level, situated in a quiet cul-de-sac on the fringes of Windsor town centre, only 0.1 miles from the nearest school and 0.9 miles from Windsor Central Station (which offers Crossrail connections).

The property sits on a very generous plot, with a south-east facing rear garden, and large driveway for around 10 cars. There is also a detached garage with power at the side of the property as well as side access.

The property is within walking distance of Windsor town centre (approximately 10 minutes walk away), whilst being very conveniently located to numerous other amenities, including local shops, schools, and many pubs and restaurants. The nearest bus stop is at the end of the road, approximately a 2 minute walk away, and the local park (imperial park) is around a 5 minute walk away.

The property already benefits from a rear extension, and already has 1189 sq ft, however due to such a wide and large plot, there are so many opportunities to develop and/or further extend (STPP) should you wish.

POTENTIAL TO EXTEND (STPP):

LOFT CONVERSION to create additional bedrooms with possible ensuite

Large Rear Extension: e.g. to create large Kitchen/Diner with bifold doors and glass sky lanterns

GARDEN ROOM: to create a home office/gym

GARAGE CONVERSION: to create another room or possible separate annex with extension.

POTENTIAL REDEVELOPMENT: completely rebuild to create a brand new, even larger property, or possibly two semi-detached houses

ACCOMMODATION

- 3 BEDROOMS
- 2 BATHROOMS (ONE ENSUITE)
- KITCHEN
- 3 RECEPTION ROOMS
- DRIVEWAY FOR AROUND 10 CARS
- GARAGE
- PRIVATE REAR GARDEN WITH SIDE ACCESS ON BOTH SIDES

IMPORTANT INFORMATION

EPC: Band C

Council Tax: Band E (£2042.81)

Large Boarded Loft

South-East Facing Rear Garden

Double Glazing

Gas Central heating

Electric cooking hob

Garage has electricity

Boiler installed in 2009 and serviced annually

Property rewired in 2009

Conservatory built approx 2010

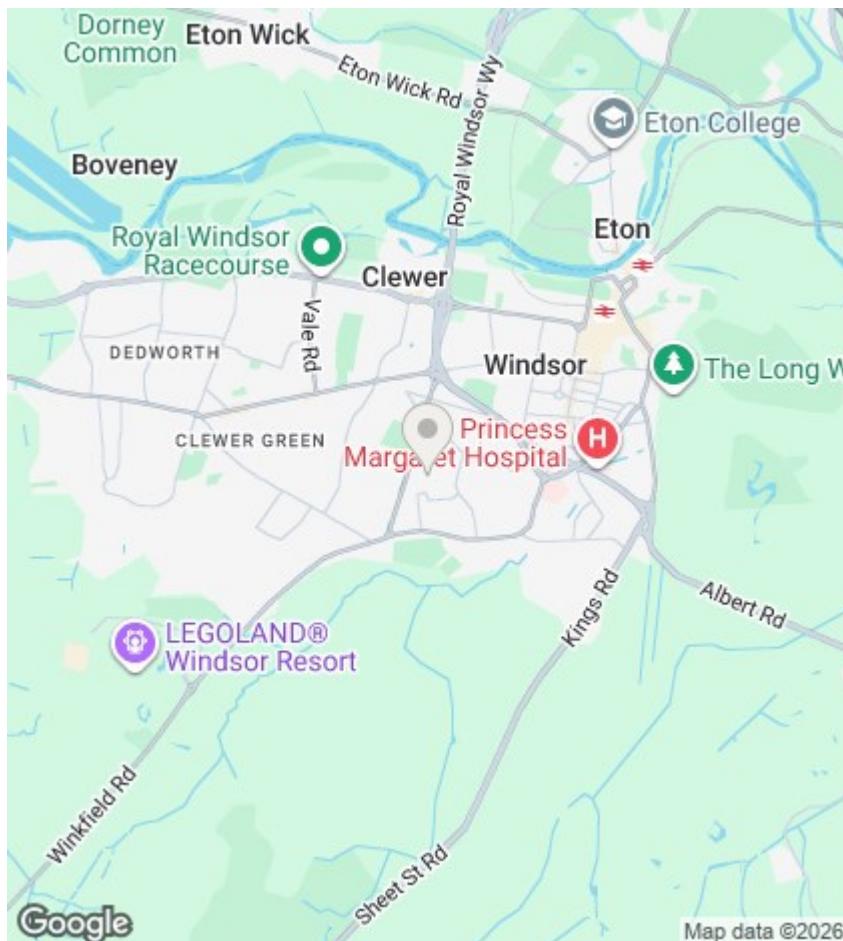
STATIONS (* straight line distances)

- 0.9 miles to Windsor & Eton Central Station
- 1.1 miles to Windsor & Eton Riverside Station

SCHOOLS

- 0.1 miles from Oakfield First School
- 0.3 miles from Windsor Girls School
- 0.4 miles to Clewer Green C of E First School
- 0.5 miles from St Edwards Catholic First School (Ofsted "outstanding")
- 0.5 miles to Upton House School
- 0.5 miles to Trevelyan Middle School
- 0.6 miles from St Edwards Royal Free School
- 0.6 miles to Trinity St Stephens school
- 0.6 miles to Windsor Boys School
- 0.8 miles to Queensmead School
- 0.8 miles to The Queen Anne Royal Free C of E school
- 0.9 miles to Dedworth Middle School
- 0.9 mile to Dedworth Green First School
- 1.1 miles to St Georges 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**



Directions

Viewings

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

EPC Rating:

C

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

Upcroft

Approximate Gross Internal Area 96.61 sq m / 1039.90 sq ft
(Excluding Garage)

Garage Area 13.86 sq m / 149.18 sq ft

Total Area 110.47 sq m / 1189.08 sq ft (Including Garage)



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