



## 61 Green Lane, Windsor, SL4 3QD

Asking Price £735,000

- NO CHAIN
- DETACHED
- DRIVEWAY FOR 3 CARS
- SOUTH FACING GARDEN
- 0.8 MILES TO WINDSOR CENTRAL STATION
- WALKING DISTANCE TO WINDSOR TOWN CENTRE
- 2 MINUTE WALK TO IMPERIAL PARK
- POTENTIAL TO EXTEND (STPP)
- 0.2 MILES FROM NEAREST SCHOOL
- QUIET CUL-DE-SAC

# 61 Green Lane, Windsor SL4 3QD

\*\*4 BEDROOM DETACHED HOUSE WITH OFF-STREET PARKING FOR 3 CARS, ONLY 0.8 MILES FROM WINDSOR STATION AND POTENTIAL TO DO A DOUBLE STOREY SIDE EXTENSION (STPP) \*\*



Council Tax Band: E



\*\*4 BEDROOM DETACHED HOUSE WITHIN WALKING DISTANCE OF WINDSOR TOWN CENTRE WITH DRIVEWAY FOR 3 CARS, PRIVATE SOUTH FACING REAR GARDEN, GROUND FLOOR BEDROOM WITH ENSUITE AND POTENTIAL TO DO A DOUBLE STOREY SIDE EXTENSION (STPP) \*\*

A modern 4 bedroom 2 bathroom detached Freehold house in Green Lane, down the cul-de-sac end, which is within walking distance of Windsor Town Centre, only 0.2 miles from the closest school and 0.8 miles from Windsor & Eton Station which travels to Slough Station and connects to the Elizabeth Line (Crossrail).

The property has a private south facing rear garden as well as a driveway offering parking for 3 cars.

There is a large open plan reception room on the ground floor which leads to the dining room and modern kitchen with utility area. There is also a conservatory to the side of the property which provides additional access to the garden as well as the French windows in the dining room. The ground floor additionally benefits from a double bedroom and ensuite, which could equally be used as an office or additional reception room.

On the first floor, there are three double bedrooms and a large family bathroom which features both a bath and shower and is good quality being Villeroy and Boch.

There is a large loft which is boarded and has a pulldown ladder.

Although the house is already generously sized at 1368 sq ft, as it benefits from a large extension at the front and conservatory, there are still so many opportunities to extend should you wish (STPP)

#### POTENTIAL OPPORTUNITIES TO EXTEND (STPP):

DOUBLE STOREY SIDE EXTENSION: one could knock down the conservatory at the side and a double storey side extension could create another 1 or 2 bedrooms upstairs as well as another bedroom downstairs

ANNEX POTENTIAL: the property already benefits from a downstairs bedroom and ensuite. One could use some of the utility space behind the bathroom and create a small kitchen area or equally build an annex on the other side where the conservatory currently sits

GARDEN ROOM: which could be used as a gym, playroom or home office

LOFT CONVERSION: and create another 2 bedrooms or a large bedroom with ensuite. Loft is already boarded and has a ladder and a light

The property is an ideal property for someone looking to put their own stamp on it. It is generous in square footage already, but there are plenty of opportunities to further modernise and extend should you wish, and one could move in immediately and do the works as and when required because the property is of a good liveable standard already. The property could also be re-rendered all around and painted, which would really transform the house and is what many nearby properties have already done.

#### LOCATION:

The property is located down a quiet cul-de-sac, within walking distance to Windsor Town Centre, as well as local shops which are just around the corner, including Tesco Express, Waitrose Local, Boots Pharmacy, Coop, doctor, dentist. There is a great community feel, with a local Whatsapp group and Imperial Park is only a 2 minute walk away. There is an abundant choice of nearby schooling, in both the state and private sector, within walking distance too.

The house is on Junction 4 of the M4 Motorway 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.

#### ACCOMMODATION

- 4 BEDROOMS
- 2 BATHROOMS (ENSUITE TO GROUND FLOOR BEDROOM)
- KITCHEN
- 2 RECEPTION ROOMS
- CONSERVATORY
- DRIVEWAY FOR 3 CARS
- WEST FACING REAR GARDEN

#### IMPORTANT INFORMATION

EPC: Band D

Council Tax: Band E (£2211.15 for years 2025/26)

South Facing Rear Garden

Loft room is boarded with pull-down ladder and a light

Boiler installed 18/03/2011

Boiler serviced annually. Last serviced 1st March 2025 and will be serviced end of February 2026

Kitchen installed in 2015

Conservatory built in 1998

Double Glazing

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

\*0.8 miles to Windsor & Eton Central Station

\*1.0 miles to Windsor & Eton Riverside Station

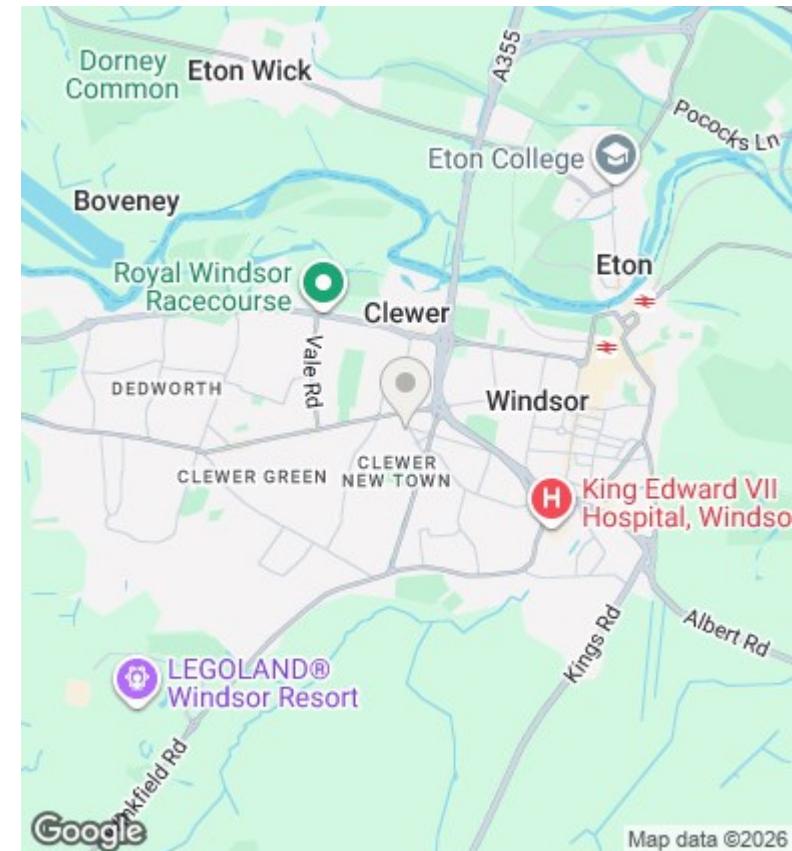
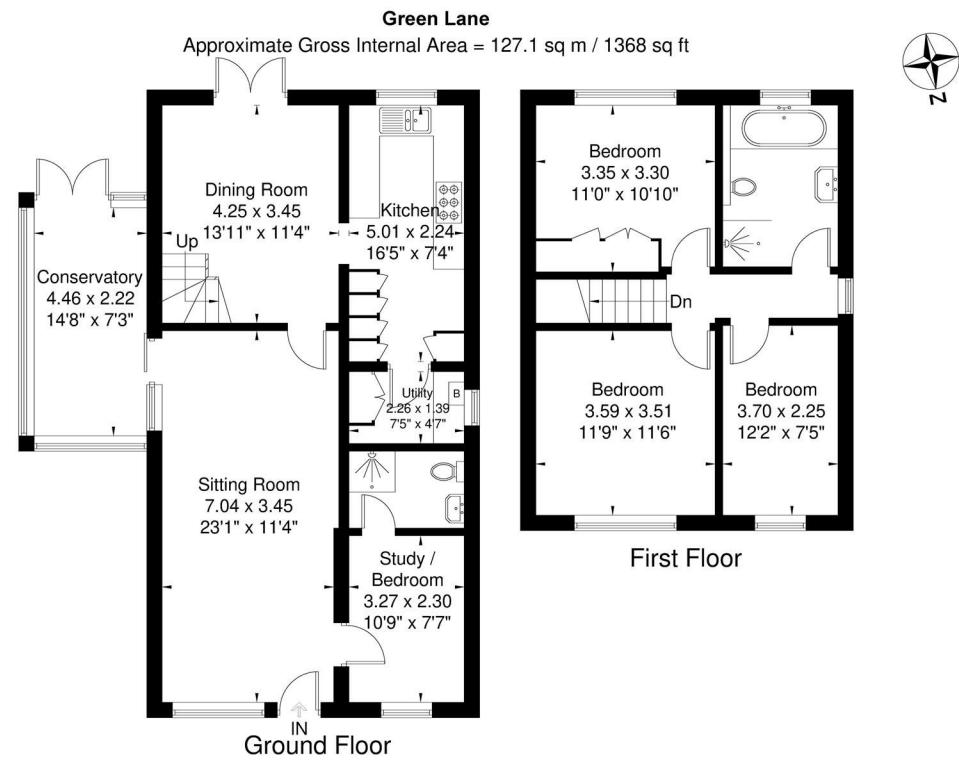
#### SCHOOLS

- 0.2 miles to St Edwards Catholic First School
- 0.2 miles to Oakfield First School
- 0.2 miles to St Edwards Royal Free Middle School
- 0.4 miles to Windsor boys school
- 0.4 miles to Clewer Green C of E First school
- 0.4 miles to Trinity St Stephens C of E First School
- 0.5 miles to Windsor girls school
- 0.6 miles to Upton House School
- 0.7 miles to Hilltop First School
- 0.7 miles to The Kings House School Windsor
- 0.8 miles to Trevelyan Middle School
- 0.8 miles to Dedworth Middle School
- 0.8 miles to Dedworth Green First School
- 0.9 miles to The Queen Anne Free C of E School
- 1 mile to St George School Windsor Castle
- 1.1 miles to Homer Nursery and first school
- 1.2 miles to Eton School
- 1.4 miles to Alexander First 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.

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85
(81-91)	B	61
(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