72 Bunces Close, Eton Wick, Windsor, SL4 6PL

Offers Over £450,000

- NO ONWARD CHAIN
- 0.4 MILES TO NEAREST SCHOOL
- DRIVEWAY FOR 2 CARS
- UNINTERRUPTED VIEWS OVER FIELDS
- 5 MINUTES WALK TO ETON HIGH STREET
- POTENTIAL TO EXTEND (STPP)
- 0.9 MILES TO STATION
- GARAGE
- QUIET CUL-DE-SAC LOCATION

4 Dukes House, 4-6 High Street, Windsor, Berkshire, SL4 1LD
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72 Bunces Close, Windsor SL4 6PL

FULLY MODERNISED 3 BEDROOM END OF TERRACE HOUSE WITH GARAGE, DRIVEWAY PARKING FOR 2 CARS AND BEAUTIFUL REAR VIEWS TOWARDS FIELDS

3 1 1 C

Council Tax Band: E

A fully modernised three-bedroom end of terrace house, situated in a quiet cul-de-sac, situated in between Eton Wick Village and Eton High Street, overlooking fields to the rear.

The house benefits from a conservatory extension, a private rear garden that overlooks fields and has driveway parking for 2 cars as well as an integral garage at the front.

The property was fully modernised in March 2024, including a new bathroom, new kitchen, full re-wire, new Worcester Bosch Combi boiler and it also benefits from being totally redecorated, plastered and new flooring was installed throughout.

The house is centrally located, only 0.4 miles from the nearest school and 0.9 miles from Windsor & Eton Riverside station, and one can walk to the local shops in around 5 minutes.

The property is a perfect family home as one can move straight in and everything has been done and there is the benefit of no onward chain complications.
There is also potential to extend should you wish (STPP).

OPPORTUNITIES TO EXTEND

REAR EXTENSION: to make an even larger reception room by extending out the conservatory further or changing to a brick-built extension with possible sky lights and bi-folding doors all along

GARDEN ROOM: one could put in which would make an ideal office, playroom or gym

GARAGE CONVERSION: to make a ground floor bedroom or another reception room on ground floor level

ACCOMMODATION SUMMARY

3 BEDROOMS
1 LARGE RECEPTION ROOM
CONSERVATORY
KITCHEN
FAMILY BATHROOM WITH BATH AND SHOWER
PRIVATE REAR GARDEN WITH SIDE ACCESS
OFF STREET PARKING FOR 2 CARS
INTERGRAL GARAGE ADJOINING THE HOUSE

STATIONS (*straight line distances)

*0.9 miles to Windsor & Eton Riverside Station
*1 mile to Windsor & Eton Train Station (connects to Crossrail Elizabeth Line via Slough)
*1.7 miles to Burnham Train Station (Crossrail)- Elizabeth Line)

BY CAR

Right by Junction 6 of the M4

SCHOOLS

0.4 miles to Eton Wick C of E First School
0.6 miles to Eton College
0.6 miles to Eton Porny C of E First School
0.8 miles to Windsor Boys School
0.9 miles to Montem Academy
0.9 miles to Trinity St Stephens C of E School
0.9 miles to Grove Academy
1 mile to St Edwards Catholic First School
1 mile to St Edwards Middle School
1.3 miles to Eden Girls School (Ofsted “Outstanding”)
1.3 miles to Oakfield First School
1.4 miles to The Westgate School (Ofsted “Outstanding”)
1.4 miles to Western House Academy

AMENITIES

The property is located at the end of a quiet cul-de-sac in a quiet position, with far reaching rear views over Eton College land from the garden as well as views across another field at the beginning of the close.

The house is within walking distance to a number of local shops, café’s and restaurants in Eton Wick Village and on Eton High Street, and in terms of transport, there is a bus stop just outside the close and one is only 0.9 miles from Windsor & Eton Train Station (which goes directly to Waterloo) and 1.6 miles from Slough Station (which is on the Cross Rail Elizabeth line).

If you walk along the River Thames or to the end of Eton High Street, you can also walk over the bridge and you arrive in Windsor.

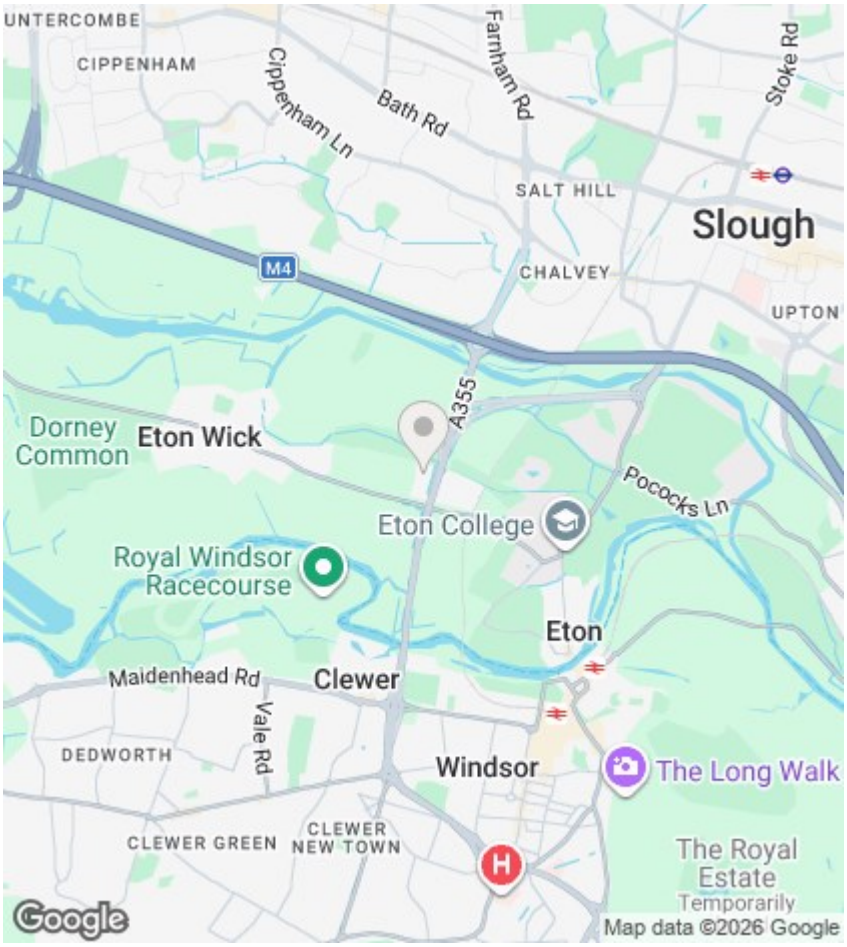
There are wonderful areas for walking and cycling including Dorney Common, which is a short walk away, as well as the Eton Wick Recreational Ground which backs onto more parkland and the Thames Tow Path.

The property would make a wonderful home or investment due to its central location and the fact it has been fully modernised. There is great community spirit in this area with many families choosing to live in this cul-de-sac.

IMPORTANT INFORMATION

Freehold
EPC band C
Council Tax Band E £2,263.64 for 2025/2026)
Royal Borough of Windsor & Maidenhead
Gas Central Heating
New boiler in February 2024
Boiler just serviced in September 2025
Property fully rewired February 2024
New Bathroom and Kitchen in February 2024
Loft is insulated but not boarded
No chain
North-East rear facing garden

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. **



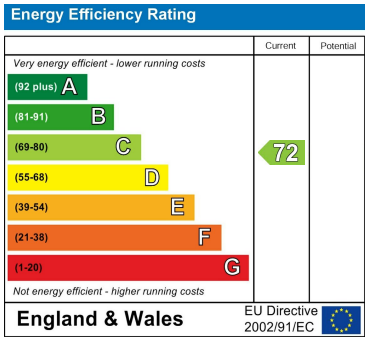
Directions

Viewings

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

EPC Rating:

C



Bunces Close

Approximate Gross Internal Area = 81.9 sq m / 881 sq ft
Garage = 11.3 sq m / 121 sq ft
Total = 93.2 sq m / 1002 sq ft

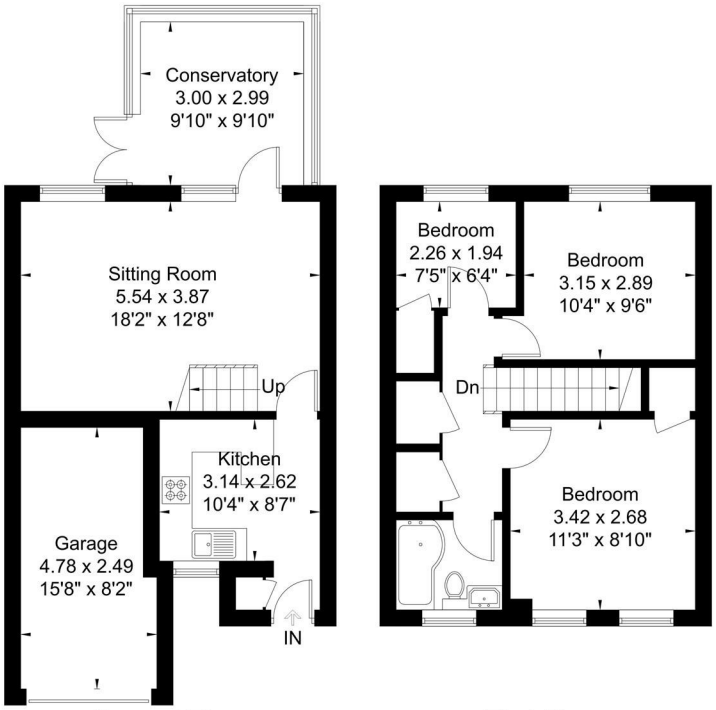


Illustration for identification purposes only, measurements are approximate, not to scale.

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