



## 3 bed semi-detached house to buy in SL4

Orchard Road, Old Windsor, Berkshire, SL4 2RZ

**£550,000** Starting Bid

 x 3  x 1  x 2

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- ✓ Rarely available private road
- ✓ Positioned at the end of Orchard
- ✓ Planning Permission for Development and Extension
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Redwoods are pleased to offer for sale this attractive three-bedroom semi-detached property positioned within one of Old Windsor's most desirable and rarely available private roads. Occupying a secluded position at the end of Orchard Road, the property enjoys privacy, generous outdoor space and exciting future potential.

Offered for sale via Pattinson Auction, this property presents an outstanding opportunity for developers, investors and owner-occupiers alike. The home sits on a substantial plot with detached garage and offers excellent scope for extension, remodelling or redevelopment, with Planning Permission Granted.

The current accommodation comprises an entrance hallway leading to two reception rooms, including a dining room with double doors opening onto the rear garden, creating an ideal entertaining space. The fitted kitchen also provides direct access to the garden. To the first floor are three bedrooms and a fitted family bathroom. Externally, the property benefits from mature gardens, driveway parking and detached garage facilities.

The property has been subject to a number of planning applications, including Ref: 21/00440/FULL for a part single and part two-storey side extension, relocation of the front entrance door and construction of a detached carport, cycle and bin store following demolition of the existing garage. Ref: 23/02881/FULL related to relocation of the front entrance door, part single and part two-storey side/rear extension, loft conversion and alterations to fenestration following demolition of existing elements. Ref: 24/00376/FULL related to revised proposals for relocation of the front entrance door with canopy, part single and part two-storey side/rear extension, loft conversion and alterations to fenestration following demolition of the existing element.

Old Windsor is a highly regarded Berkshire village offering an excellent blend of countryside surroundings and commuter convenience. The area provides a range of local shops, cafés, restaurants and well-regarded schools, whilst nearby Windsor offers extensive shopping, leisure and entertainment facilities.

The property is ideally situated for transport links, with easy access to the M25, M4 and A308, making Central London, Heathrow Airport and surrounding towns readily accessible. Windsor & Eton Riverside and Windsor Central stations provide rail connections to London Waterloo and Paddington respectively, while nearby Datchet and Staines stations offer additional commuter options.

Properties within this private section of Orchard Road rarely come to the market, making this an exceptional opportunity to acquire a home with significant potential in a premier Old Windsor location.

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £550,000

Property Type: Semi-detached house

Parking: Off Street

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

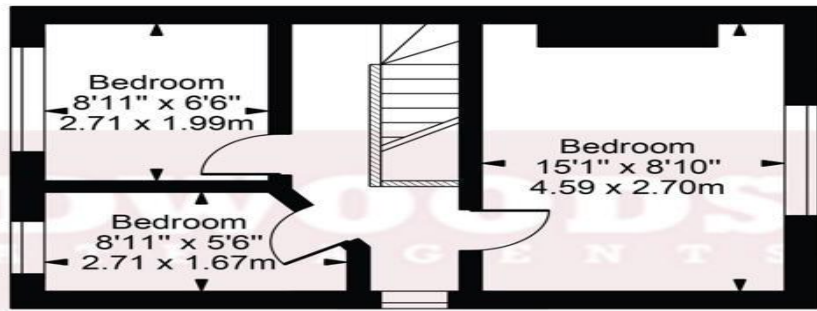
Sewerage: Standard UK domestic

Air conditioning: No

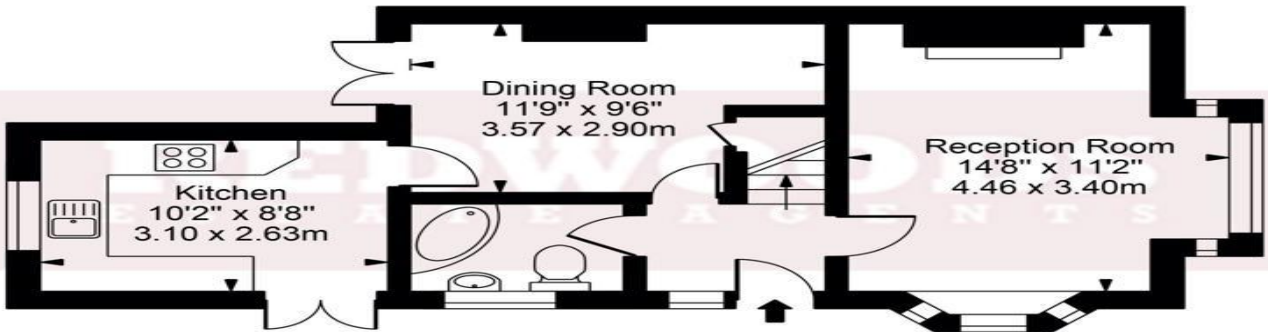
Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Approx. Gross Internal Area 767 Sq Ft - 71.25 Sq M



First Floor



Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			73
(55-68) <b>D</b>			
(39-54) <b>E</b>		51	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Orchard Road, Old Windsor, Berkshire, SL4 2RZ

Contact your local branch today for more information on this property:

**7 Bath Road, Hounslow, Middlesex, TW5 9AX, Tel: 02085772777, <https://www.lmark.co.uk/>**

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