



## **SUPERB FAMILY HOME PERFECTLY LOCATED CLOSE TO WINDSOR TOWN CENTRE**

97 CLARENCE ROAD,  
WINDSOR, BERKSHIRE SL4 5AR

**Freehold**

**savills**

## WONDERFUL PROPERTY WITH GARAGE AND OFF-STREET PARKING

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SL4 5AR

**Freehold**

Reception hall ♦ 3 Reception rooms ♦ Kitchen ♦ 4 Bedrooms  
(1 en suite) ♦ Utility room ♦ Family bathroom ♦ Cloakroom ♦  
Garage ♦ Garden ♦ Off-street parking ♦ EPC rating = D

### Situation

Windsor is surrounded by miles of beautiful countryside yet is still within easy commuting distance of Central London. Clarence Road is a location admirably situated to take full advantage of all that Windsor has to offer. The various local attractions include Windsor Castle, Windsor Great Park, the Theatre Royal Windsor, Legoland, Savill Garden and Virginia Water Lake. Windsor also offers a fine choice of shops, bars and restaurants.

Educational opportunities are extensive and include St. George's Windsor Castle and Upton House in Windsor, St. George's, St. Mary's, Heathfield and Papplewick in Ascot, Lambrook in Winkfield Row, Eton College, Wellington College in Crowthorne and Royal Holloway in Egham. TASIS and ACS, both international schools, are also located in Egham.

Sporting and leisure facilities in the area are varied and include golf at Wentworth, Sunningdale, Datchet and Maidenhead, horse racing at Windsor and Ascot, polo and horse riding in Windsor Great Park, flying at White Waltham Airfield, boating on some stretches of the River Thames and rowing in Dorney, Maidenhead and Henley, home to the renowned Henley Regatta.

For the commuter rail connections to London (Waterloo) are available from Windsor and Eton Riverside station and to London (Paddington) from Windsor Central station, via Slough. The M4 (Junction 6) provides access to the Heathrow Airport, Central London, the M25 and M3. Crossrail, the new high-speed rail service is due to begin running soon and will link Maidenhead and Slough directly with Heathrow and the City.



### Description

This is a wonderful detached home provides flowing accommodation set over two floors. Located close to Windsor town centre with sought after off-street parking for several cars as well as an integral garage. Of particular note is the spacious kitchen designed to be the heart of this family home.

#### Ground Floor

- Welcoming reception hall with striking monochrome tiles
- Sitting room with front facing bay window and exposed brick feature fireplace
- Dining room with built-in display shelving and French door opening onto the garden terrace
- Kitchen with a comprehensive range of contemporary units, integrated appliances and a large skylight adding additional natural light
- Large utility room with a range of units, laundry plumbing and access to the study and garage
- Study/home office/studio
- Cloakroom

#### First Floor

- Attractive master bedroom with large front facing bay window extensive range of built-in wardrobes with superb en suite shower room
- 3 further beautifully presented bedrooms
- Modern fully tiled family bathroom with separate shower

To the rear of the property is the delightful garden. Principally laid to lawn with variegated shrub borders and storage shed. The sheltered sun terrace across the back of the house has created the perfect space for outdoor relaxation with large hot tub and space for outdoor dining.


### Viewing:

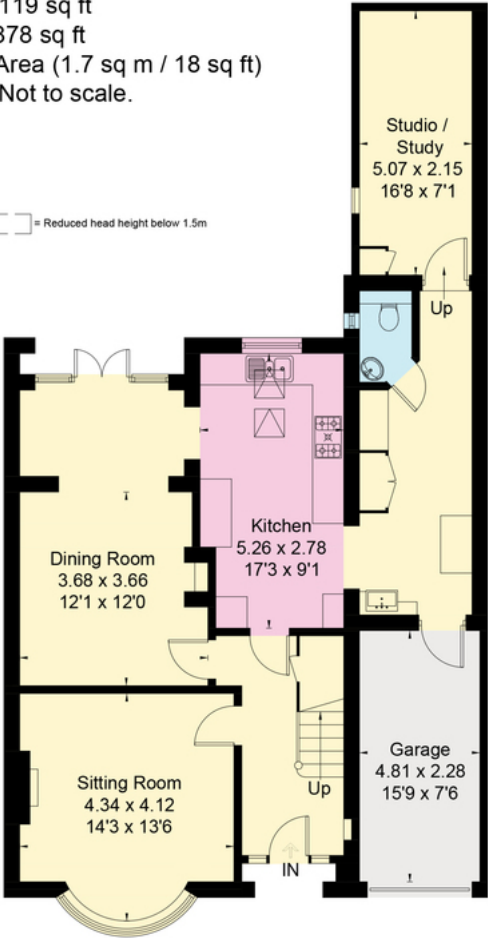
Strictly by appointment with Savills



Approximate Area = 163.4 sq m / 1759 sq ft  
Garage = 11.1 sq m / 119 sq ft  
Total = 174.5 sq m / 1878 sq ft  
Including Limited Use Area (1.7 sq m / 18 sq ft)  
For identification only. Not to scale.  
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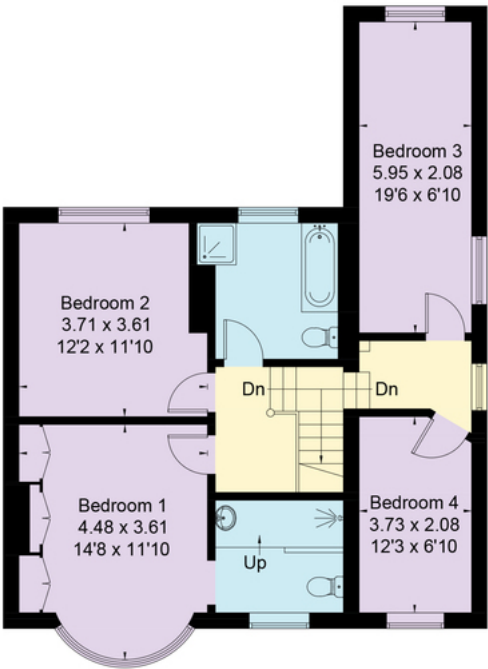


 = Reduced head height below 1.5m



### Ground Floor

Area = 87.8 sq m / 945 sq ft (Excluding Garage)  
(Limited Use Area = 0.6 sq m / 6 sq ft)




### First Floor

Area = 75.6 sq m / 814 sq ft  
(Limited Use Area = 1.1 sq m / 12 sq ft)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>67</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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