



Character semi-detached home within the town centre

40 Clarence Road, Windsor, Berkshire SL4 5AU

£1,650,000 Freehold

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Reception hall • 2 reception rooms • kitchen/breakfast/ family room • 5 bedrooms • study/bedroom 6 • 2 bathrooms • utility room & cloakroom • South facing garden & off street parking

Local information

Clarence Road is located approximately 0.25 miles from the heart of Windsor town centre. The area is surrounded by miles of beautiful countryside yet is still within commuting distance of Central London.

Rail travel is convenient with trains to London (Waterloo) (journey time approximately 58 minutes) from Windsor Riverside station and to London (Paddington) via Slough from Windsor Central (journey time approximately 38 minutes). Access to the M4 (J6) also is nearby.

Well-regarded schools in the area include, St. George's and Upton House in Windsor, Lambrook in Winkfield Row, Eton College; St. John's Beaumont in Old Windsor, Papplewick, St. Georges and St. Mary's in Ascot.

About this property

40 Clarence Road is a fine semi-detached period property. The house offers high ceilings, well-proportioned rooms and period details set over three floors. The combination of period home with parking make this a highly desirable home. To the front of the property is a pretty garden with an off-road parking space. The front facing sitting room is an inviting space which has a bay window with plantation shutters and a period fireplace with wood burner. The study/dining room has bespoke display shelving and cabinetry, attractive period fireplace. The spacious kitchen designed to be the heart of this

house is stunning. It has an extensive range of fitted cabinets and drawers, porcelain floor tiles, integrated appliances, Quooker tap, quartz worksurfaces, Mercury range cooker (induction), large central island and two concealed beverage stations one for drinks and one for hot drinks. Skylights provide additional natural light and bi-fold doors open this room out on to the wonderful south facing sun terrace. Creating that highly desired and seamless indoor/outdoor entertaining experience. There is also ample space for dining and casual seating with a wood burner. A utility room and cloakroom complete this floor.

On the first floor are four beautifully presented bedrooms and a superb family bathroom with contemporary soaking tub and separate shower. On the second floor the rooms have a wonderful view of Windsor Castle. There is a further bedroom and a study fitted with bespoke desk and cabinetry ideal for a home office or studio. The floor is complete by a stylish shower room. The rear south facing garden is delightful. The expansive limestone sun terrace has borders planted with lavender & Olive trees creating a wonderful space for outdoor entertaining. The remaining garden is principally laid to lawn with formally planted borders with variegated foliage creating a stylish feel to this garden. The property has been renovated extensively by the current owners. Windsor & Maidenhead Council tax band F.






Clarence Road, Windsor
 Main House gross internal area = 2,341 sq ft / 217 sq m
 Shed gross internal area = 95 sq ft / 9 sq m



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 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		63	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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