



40 Upcroft, Windsor, SL4 3NJ  
£799,950

 **HORLER**

## 40 Upcroft, Windsor, SL4 3NJ

Welcome to this charming property located in the quiet cul-de-sac in Upcroft, Windsor. This delightful house boasts a large plot with the potential to extend, subject to planning permission, allowing you to truly make it your own.

One of the standout features of this property is its beautifully landscaped garden, perfect for enjoying the quintessential British pastime of gardening or hosting summer gatherings with friends and family. With off-street parking for up to 10 vehicles, you'll never have to worry about finding a spot for your car again.

Inside, you'll find spacious bedrooms that offer a comfortable retreat at the end of the day. The light and airy living room is the heart of the home, complete with a conservatory that floods the space with natural light, creating a warm and inviting atmosphere.

Whether you're looking to relax in the tranquility of the garden or entertain guests in the spacious living areas, this property in Upcroft, Windsor, offers the perfect blend of indoor and outdoor living. Don't miss out on the opportunity to make this house your home.



### **Entrance/Hallway**

Through partially glazed UPVC front door to hallway with tiled floor, storage cupboard and entry to Bedroom 1, Breakfast Room, Shower room and Living/Dining Room, power points and radiator.

### **Living/Dining Room**

Open plan living/dining room with front aspect UPVC double glazed window and sliding French doors to conservatory, feature fireplace with electric fire, fitted carpet, tv and power points and radiator.

### **Kitchen/Breakfast Room**

With rear and side aspect UPVC double glazed windows and door leading to the side of the property, a range of eye and base level units with complementary work surface, built in double oven, induction hob with overhead extractor fan, space for freestanding kitchen appliances (washing machine/dish washer/tumble drier, fridge/freezer), partially tiled splash back, laminate tiled floor, spotlights, space for dining table and chairs, radiator, floor and mid level power points.

### **Bedroom 1**

With front aspect UPVC double glazed bay window and further side aspect window, fitted carpet, radiator and power points.

### **Shower Room**

With rear aspect frosted UPVC double glazed window, tiled shower cubicle with glass door, pedestal wash hand basin, low level wc, tile effect laminate flooring and radiator.

### **Bedroom 2**

With front aspect UPVC double glazed window, fitted carpet, radiator and power points.

### **Bedroom 3**

With rear aspect UPVC double glazed window, fitted carpet, radiator and power points.

### **Bathroom**

With side aspect frosted UPVC double glazed window, fitted bath with overhead shower and sliding glass door, low level wc, wall hung wash hand basin, radiator, tiled walls and laminate tiled flooring.

### **Conservatory**

Rear aspect half wall conservatory with French doors opening to one side, frosted roof, laminate flooring and power points.

### **Garage**

Large garage with front aspect roller door, side door to back garden and power.

### **Rear Garden**

An exceptionally large private rear garden laid mostly to lawn with the addition of a spacious patio area adjacent to the property and with a wooden garden shed.

### **Front of Property**

Gravel driveway with off street parking for multiple vehicles, border hedge and side gate for rear access.

### **General Information**

Council Tax Band 'E'

### **Legal Information**

\*\*\*Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract\*\*\*.



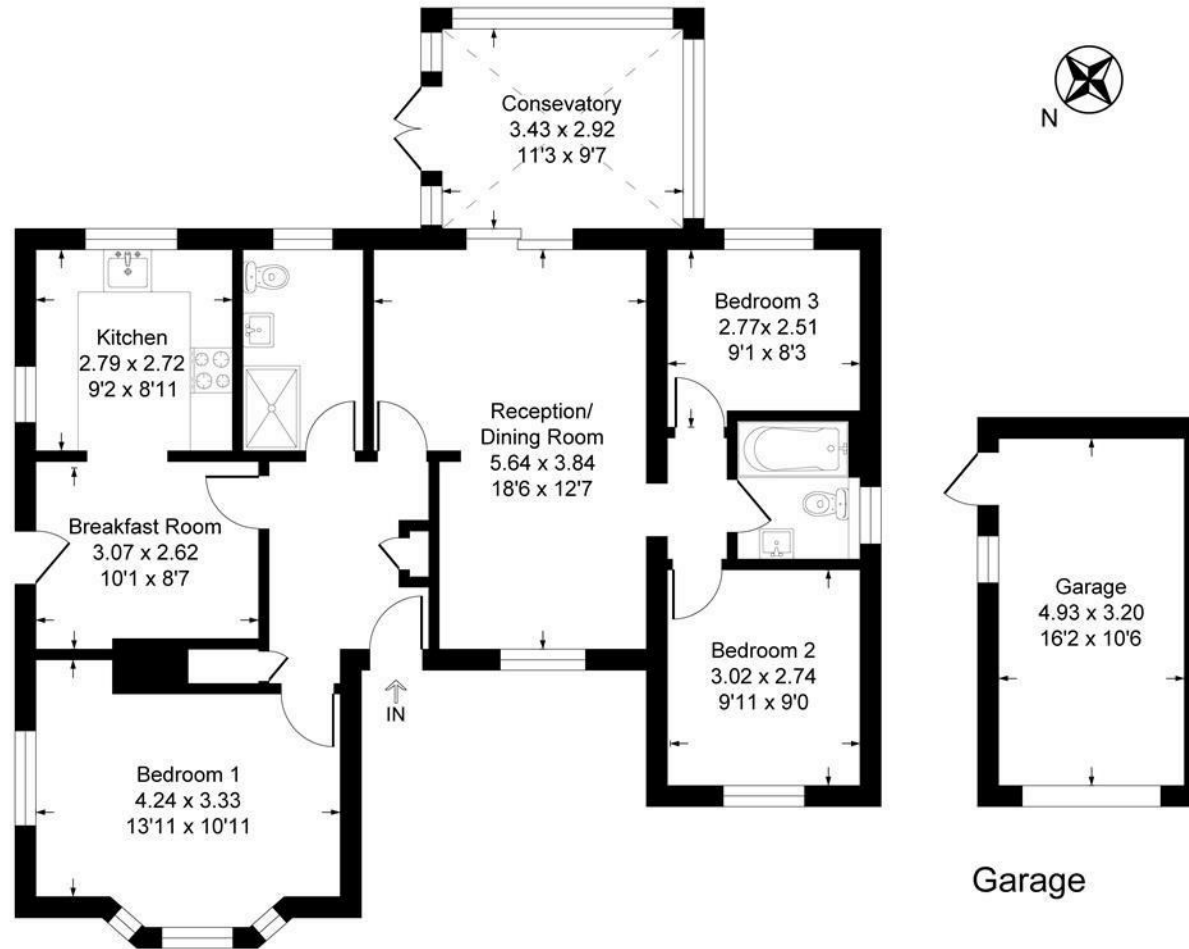


# Upcroft

Approximate Gross Internal Floor Area = 95.9 sq m / 1033 sq ft

Garage Area = 13.0 sq m / 140 sq ft

Total Area = 108.9 sq m / 1173 sq ft



Ground Floor

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