



# HARDINGS



Bolton Road  
Price Guide £1,200,000





This impressive detached family home has been recently renovated and extended throughout, offering stylish and versatile accommodation ideally suited to modern family living.

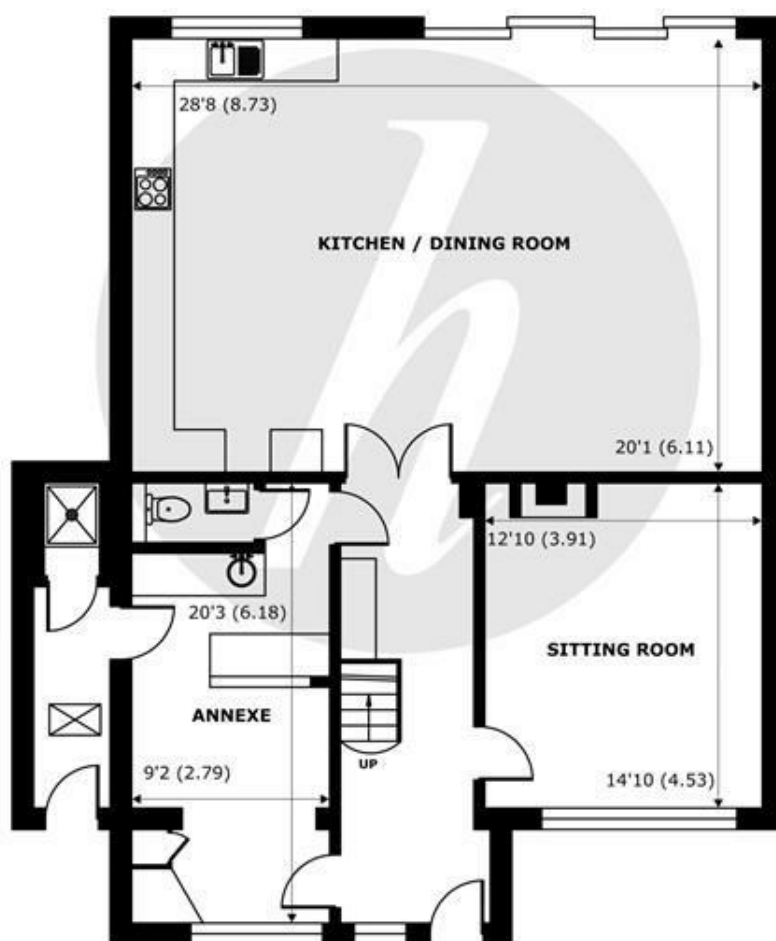
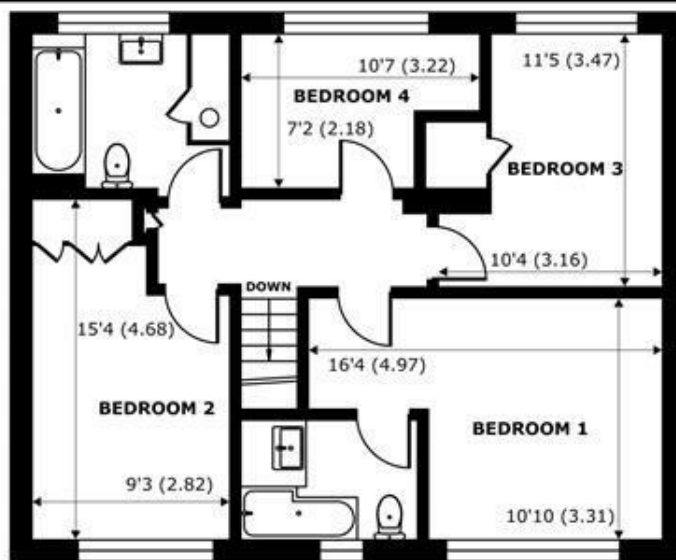
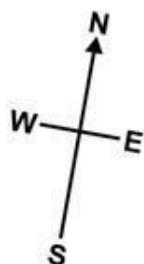
The heart of the home is a spacious open-plan living area, complemented by a separate front reception room ideal as a snug, formal sitting room, home office or currently being used as a home cinema room. An annexe provides excellent flexibility, whether for guests, multigenerational living, independent working or a lucrative short term rental income via Air B&B. Upstairs, the property offers four well-proportioned bedrooms served by two contemporary bathrooms, all finished in a modern style.

Externally, the home truly stands out with its beautifully landscaped, private garden, featuring a plunge pool and multiple areas for relaxing and entertaining. Side access adds everyday practicality, while to the front there is off-street parking for multiple vehicles. The property also benefits from planning permission to extend further, offering future potential if desired.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</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 |         |                         |
|                                             | 43      | 60                      |
| England & Wales                             |         | EU Directive 2002/91/EC |

## Features

- Detached Family House
- Planning Permission to Extend Further
- Further Front Reception Room
- Four Bedrooms
- Large Private Garden
- Recently Renovated & Extended Throughout
- Open Plan Living
- Annexe
- Two Bathrooms
- Off Street Parking for Multiple Cars



## Bolton Road, Windsor, SL4

Approximate Internal Area = 1605 sq ft / 149.1 sq m

Approximate External Area = 1831 sq ft / 170.1 sq m

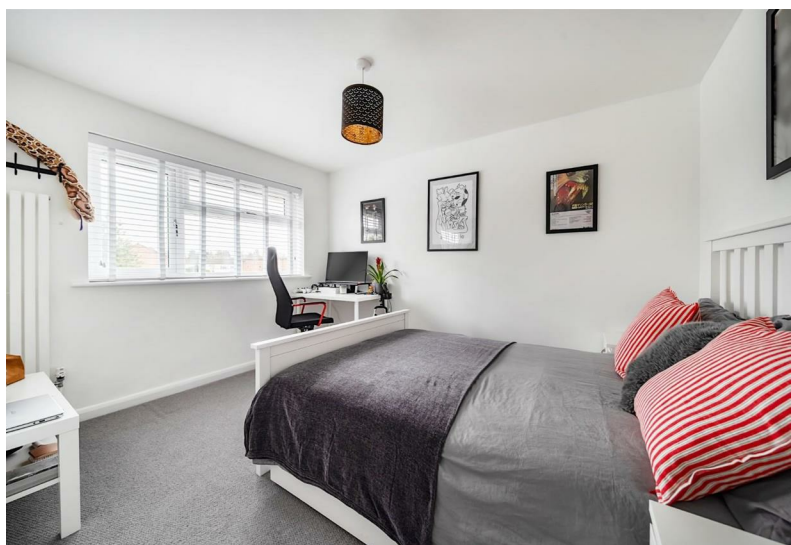
Annexe = 254 sq ft / 23.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hardings. REF: 1394807





11 High Street, Windsor, Berkshire, SL4 1LD,  
T: 01753 833 118 | E: [info@hardings.co.uk](mailto:info@hardings.co.uk)  
[www.hardings.co.uk](http://www.hardings.co.uk)

