



This superb four bedroom end of terrace house comes to the market in outstanding condition and benefits from a contemporary design throughout perfect for the modern family.

To the ground floor is a modern 20ft open plan kitchen/diner with built in appliances and French doors out onto the decking area, there is also a good sized utility cupboard within the kitchen. A study to the front of the house and W.C complete the ground floor.

On the first floor is a beautifully presented 14ft reception room, and two spacious double bedrooms overlooking the garden and a shower room.

The second floor hosts two further double bedrooms, both benefitting from en suite shower rooms.

Externally, there is an attractive garden with a composite decking area leading to a lawn area. To the front of the property, there is plenty of visitor parking and secure gates leading to the parking for two cars with a car port.

The property is located close to the River Thames and Ray Mill Island as well as both Maidenhead town centre and the mainline railway station (Crossrail) which is just over a mile away. There are many good and outstanding schools close including the popular Oldfield Primary School making this property the ideal family home.

## Property Information

- FOUR DOUBLE BEDROOMS
- OLDFIELD PRIMARY SCHOOL CATCHMENT
- THREE BATHROOMS
- WALKING DISTANCE TO MAIDENHEAD MAINLINE STATION AND CROSSRAIL (ELIZABETH LINE)

- TOWN HOUSE
- LOW MAINTENANCE REAR GARDEN
- SECURE ALLOCATED PARKING FOR TWO CARS

x4	x1	x3	x2	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Location

This property is conveniently located within a short walk to the Town Centre and Railway station - providing fast links into London Paddington (fast trains approx. 20 minutes). The River Thames and Ray Mill Island are also close by providing access to the Thames Path and other popular walking routes. Maidenhead benefits from being part of the Crossrail Development and the town centre is currently undergoing redevelopment. For the commuter by car, junction 8/9 of the M4 via the A404(M) or A308(M) are within easy reach - providing access to the M25, Heathrow Airport, London and the West Country.

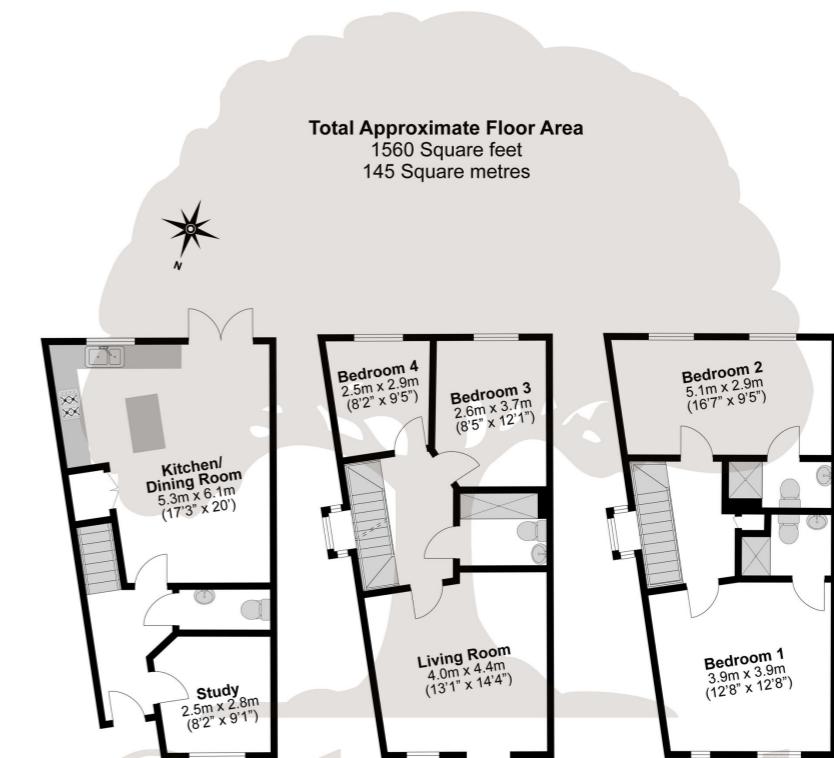
## Schools And Leisure

There are numerous local sports clubs including tennis, rugby, rowing and football, various fitness centres and racing at Ascot and Windsor. The River Thames can also be accessed at Maidenhead with many walks to be enjoyed along the Thames Path. The local area has many walking trails, including the National Trust woodland at Maidenhead Thicket and Pinkneys Green. Nearby amenities include numerous golf courses, Braywick Leisure centre, a multiplex cinema, shops and restaurants. There are also a number of good and outstanding schools close by including Oldfield Primary School.

## Council Tax

Band F

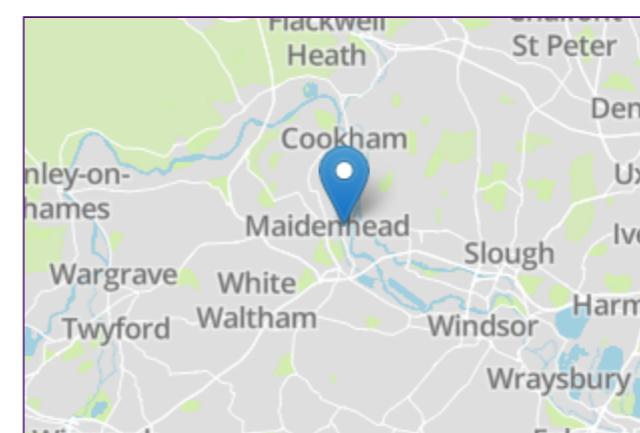
## Floor Plan



Oakwood  
Estates

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

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Govview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	87
(81-91)	B	79
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		