



Nestled in a quiet cul de sac is a well sized three bedroom detached bungalow within catchment for many good and outstanding schools. This ideally situated property features a modern fully fitted kitchen with newly installed gas boiler, a reception/diner which is bright and airy, a shower room and a well appointed family bathroom. The three double bedrooms are all an excellent size and provide ample sleeping accommodation

Externally, the large private garden is bordered by mature trees and shrubs and there is a sunny patio seating area, as well as a useful storage shed. To the front of the property, is driveway parking for two cars and access to the well sized garage

Located in an idyllic residential area and within easy reach of countryside walking routes, this family home would make an ideal purchase for those wanting excellent school catchments



Property Information

-  THREE BEDROOMS
-  TWO BATHROOMS
-  CLOSE TO A NUMBER OF GOOD AND EXCELLENT SCHOOLS
-  DRIVEWAY PARKING
-  QUIET CUL DE SAC LOCATION
-  GARAGE
-  CLOSE TO COUNTRYSIDE WALKING ROUTES

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

Location

The property is ideally located for the commuter, being less than 3 miles from Maidenhead Train Station which forms part of the Crossrail network and a short distance to the A308 providing access to the M4 and M40). Maidenhead is a large town in the Royal Borough of Windsor and Maidenhead, in Berkshire offering a good range of well known High Street retailers, complimented by a wide variety of independent and specialist stores. Maidenhead and Furze Platt train station is served by local services operated by First Great Western from London Paddington to Reading, and is also the junction for the Marlow Branch Line. Maidenhead is also included within the Crossrail scheme.

Sports And Leisure

The surrounding area provides excellent schooling for children of all ages both in the private and state sector. There are numerous 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, which is within easy reach. The local area has many walking trails, including the National Trust woodland at Maidenhead Thicket and Pinkneys Green. Nearby amenities include the newly opened Braywick Leisure Centre, a multiplex cinema, shops and restaurants.

Council Tax

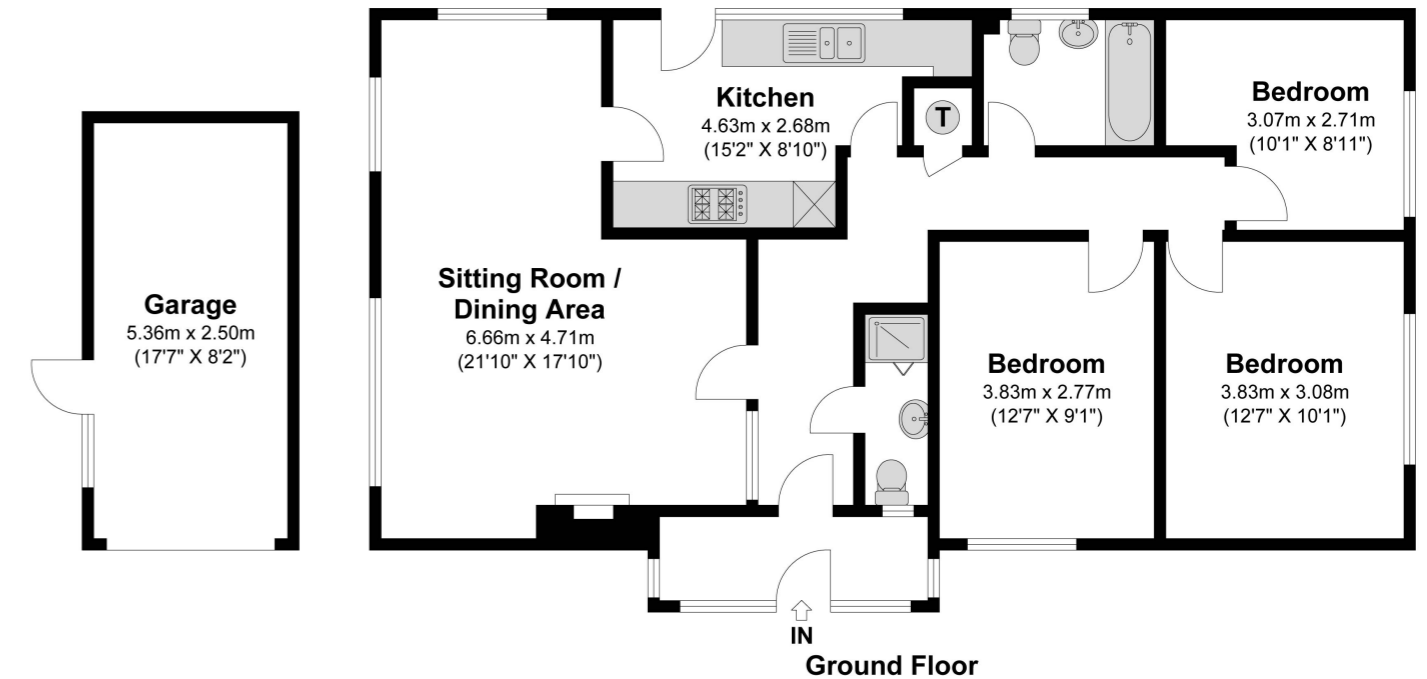
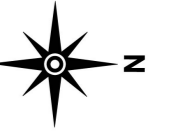
Band E

Floor Plan



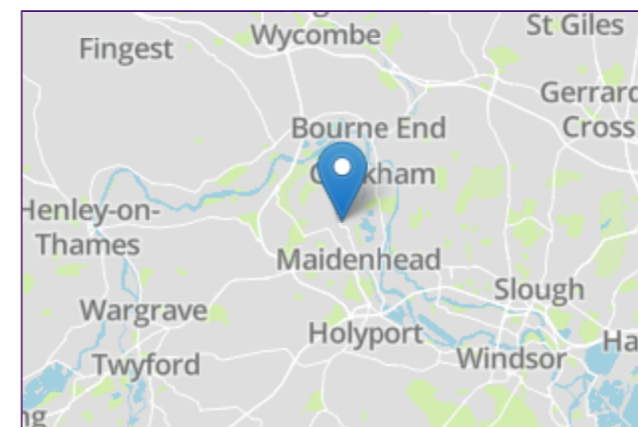
Whitchurch Close

Approximate Floor Area
 979.62 Square feet 91.01 Square metres (Excluding Garage)
 Garage Area 144.23 Square feet 13.40 Square metres
 Total Area 1123.86 Square feet 104.41 Square metres (Including Garage)



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 Goview.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
<small>Very energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B		84
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		<small>EU Directive 2002/91/EC</small>	