



This property retains many original features, and offers a long entrance hall, a living room and dining room both with feature fireplaces, a fitted kitchen with oven, gas hob and washing machine and a ground floor fitted bathroom with power shower over the bath, A spacious master bedroom, a small double bedroom and a single bedroom all with Victorian feature fireplaces. The property also offers an enclosed rear garden with side access, gas central heating and double glazed windows.



Residents will appreciate the convenience of being close to top-rated schools, making it an ideal choice for families. The property is also within easy reach of Maidenhead town centre. This property due to its prime location would make a fantastic family home.



-  NO ONWARD CHAIN
-  3 BEDROOM
-  FULLY FITTED KITCHEN
-  2 RECEPTION ROOMS
-  EXCELLENT CATCHMENT FOR SCHOOLS

					
x3	x1	x1	0	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

**School And Leisure**

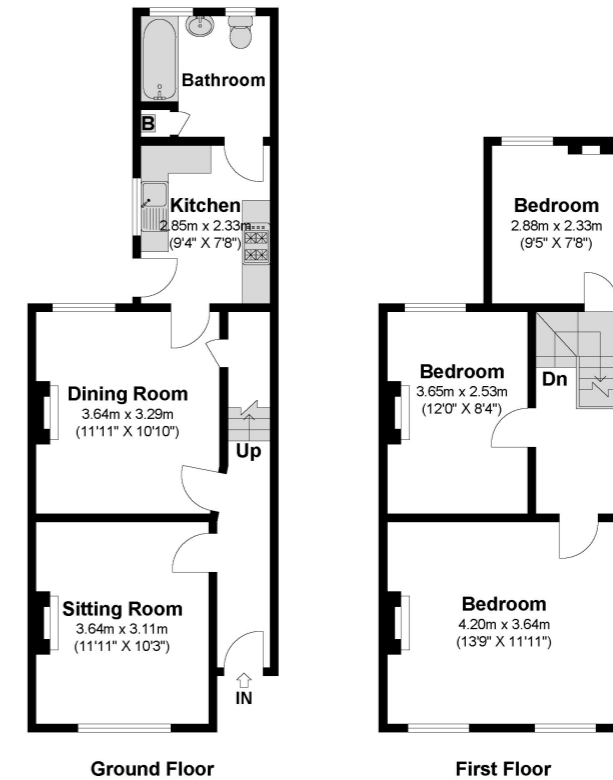
The property is located within catchment and walking distance of Newlands Girls School and there is a good selection of other good and outstanding schools very close by. There are numerous local sports clubs including tennis, rugby, rowing and football, various fitness centres and racing at Ascot and 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, the newly built Braywick Leisure centre, a multiplex cinema, shops and restaurants.

**Location**

The property is in the popular St Marks area of Maidenhead, less than 5 minutes' drive from the town centre and train station and with easy access to the A404M and M4. There is a selection of nearby schooling options including Newlands Girls School, Altwood as well as day to day amenities such a convenience stores within walking distance too.

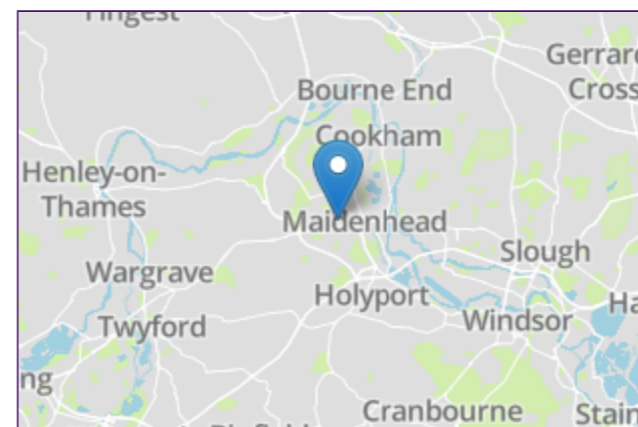


**Wellington Road**  
 Approximate Floor Area  
 871.76 Square feet 80.99 Square metres



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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			80