

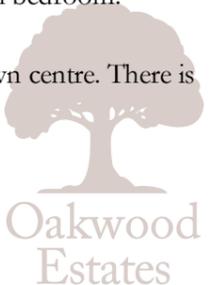


Situated on this popular development within catchment for Oldfield School and within approx 0.7 miles of the mainline railway station (Paddington/Elizabeth Line). Welcome to this stunning four-bedroom detached house perfectly positioned in a quiet and sought-after location, ideal for families and professionals alike. Offering a blend of spacious living, modern conveniences, and excellent local amenities, this property presents a fantastic opportunity to settle in a vibrant community.

The generous and versatile living accommodation is spread across three levels and provides an immediate welcoming feeling upon entering the entrance hall. The first floor offers a bright and airy dining room with access to a W/C, Kitchen and Conservatory with views over the private rear, wrap around garden. The kitchen benefits from ample storage, a gas hob and integrated appliances such as an oven and microwave. The conservatory also provides access to the rear garden, making it a perfect space for relaxing or entertaining during the spring/summer months.

The sitting room offers is flooded with light from the large windows of the south facing garden elevated by the stunning Cathedral ceilings with contrast beams. Completing the lower level of the second floor is a generous double bedroom with built in storage and is serviced by an ensuite shower room. The remaining level of the second floor is comprised of three further bedrooms and a family, three piece bathroom which doubles as an ensuite to the principal bedroom.

The property is also conveniently located for Guards Club Park, the River Thames and Maidenhead town centre. There is scope for development subject to the relevant planning permissions.



-  **DOUBLE GARAGE**
-  **OLDFIELD PRIMARY SCHOOL CATCHMENT**
-  **FOUR BEDROOMS**
-  **SHORT WALK TO MAIDENHEAD TOWN CENTRE AND STATION**
-  **BOILER SERVICED ANNUALLY**
-  **DRIVEWAY PARKING FOR 2 CARS**
-  **QUIET LOCATION**
-  **DETACHED HOUSE**
-  **CONSERVATORY AT THE REAR**

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



Oldacres
 Approximate Floor Area = 130.59 Square meters / 1405.65 Square feet
 Garage Area = 30.36 Square meters / 326.79 Square feet
 Total Area = 160.95 Square meters / 1732.44 Square feet

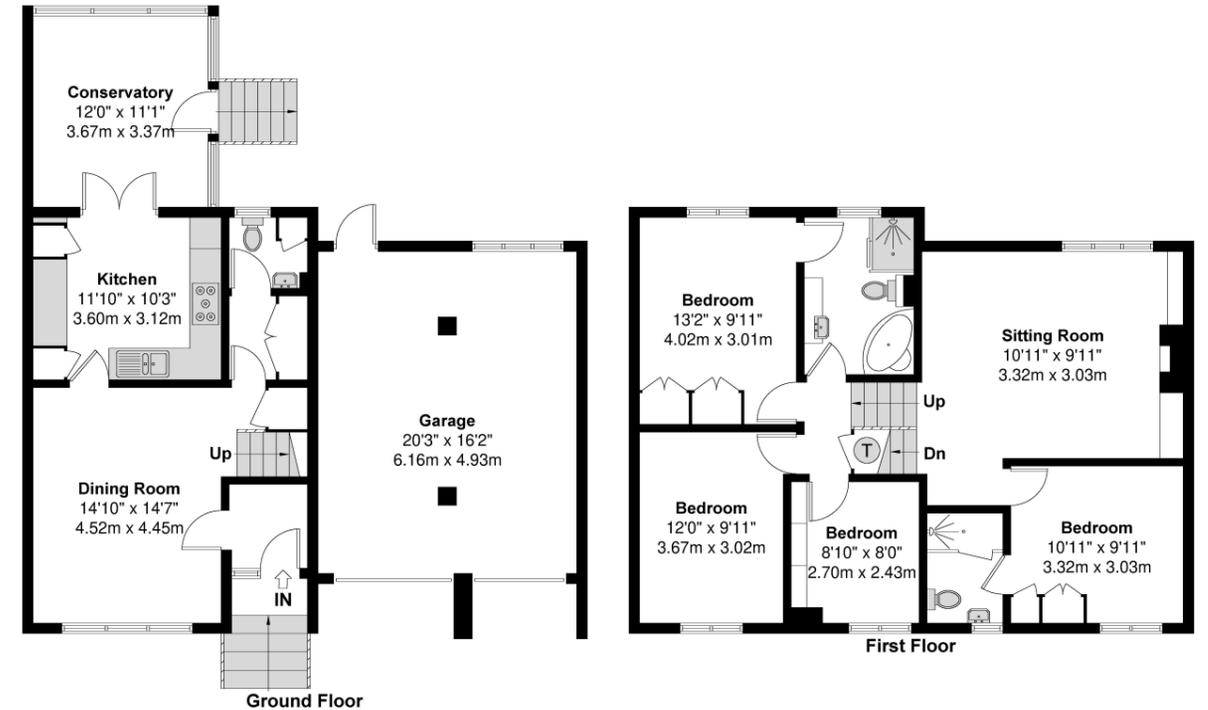


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

Location

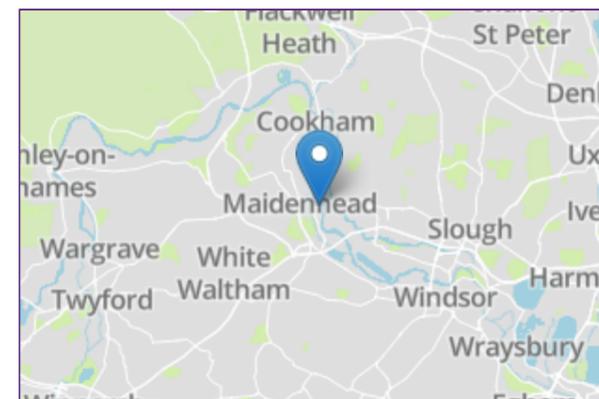
This property is conveniently located within a short walk to the Town Centre. The Railway station is just over 1 mile away - providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead Riverside and Ray Mill Island are also close by, offering a good selection of family activities. The property is well located for access to the M4 and M40 via the A404 making commuting into London and the West Country very easy.

also a number of good and outstanding schools close by including Oldfield Primary School and several grammar schools.

Council Tax
 Band F

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 close by with many walks to be enjoyed along the Thames Path. The local area has many other walking trails, including the National Trust woodland at Maidenhead Thicket and Pinkneys Green. Nearby amenities include numerous golf courses, the new Braywick Leisure centre, a multiplex cinema, shops and restaurants. There are



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	78
(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	