



Offered to the market is this well-presented, three-bedroom end of terrace property which blends comfort, space, and in a desirable location and offers a seamless living experience, perfect for families and individuals alike.

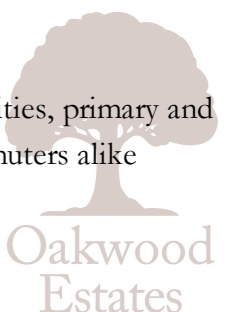
The ground floor comprises a porch and hallway, a generous sitting room filled with natural light, providing the perfect atmosphere for relaxation and entertainment. The kitchen is overlooking the private rear garden with a range of floor and wall mounted units






The second floor has two double bedrooms, a one single bedroom and also a well appointed family bathroom.

Along with a low maintenance garden to the rear, the property benefits from a front garden and parking to the front

The property also includes a garage, providing secure off-street parking and extra storage space. Situated in a peaceful residential area, this property is perfect for those seeking a tranquil retreat while still being within easy reach of local amenities and transport links.

This house is situated on popular road in Maidenhead, conveniently located close to local amenities, primary and secondary schools, and public transport links making it ideal choice for families and commuters alike



-  NO CHAIN
-  GARAGE
-  LOW MAINTENANCE GARDEN
-  CLOSE TO NATIONAL TRUST COUNTRYSIDE
-  FURZE PLATT SCHOOL CATCHMENT
-  THREE BEDROOMS
-  NEWLY DECORATED
-  CLOSE TO GOOD AND OUTSTANDING SCHOOLS
-  IDEAL FIRST HOME

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



**Switchback Road South**  
 Approximate Floor Area = 90.41 Square meters / 973.17 Square feet  
 Garage Area = 11.27 Square meters / 121.31 Square feet  
 Total Area = 101.68 Square meters / 1094.48 Square feet

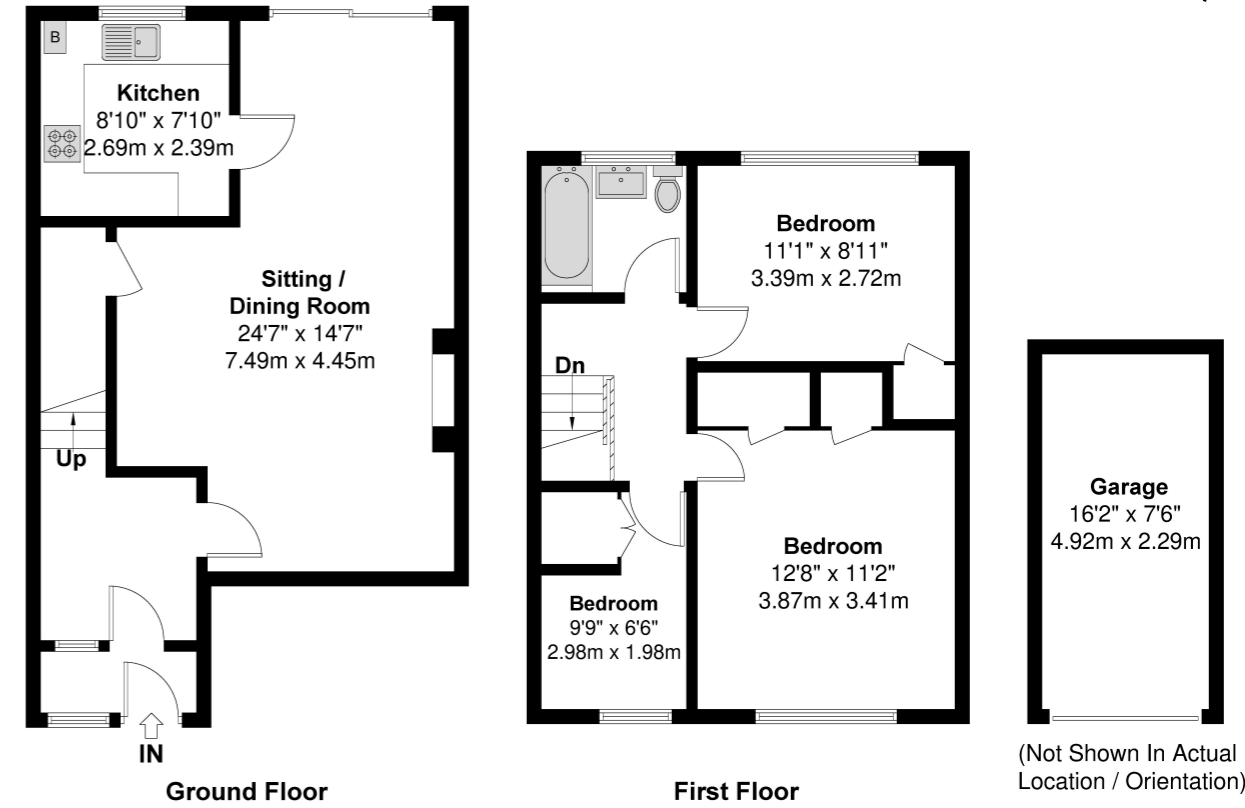
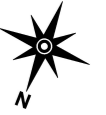


Illustration for identification purposes only, measurements are approximate, not to scale.

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**

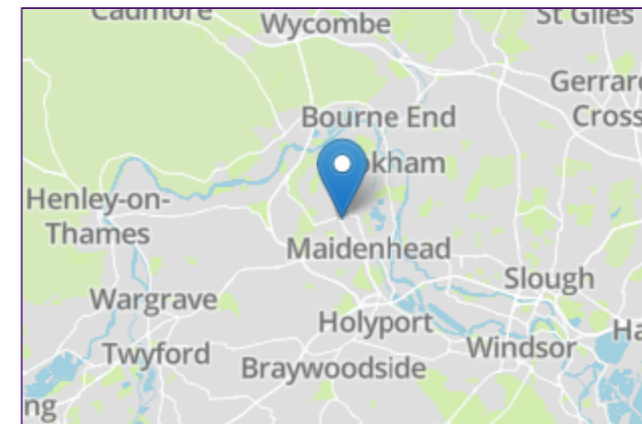
This property is conveniently located within 0.7 miles of Furze Platt Railway station - providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead also benefits from being part of the Crossrail network and the ongoing redevelopment of the town centre. For the commuter by 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.

**Council Tax**

Band D

**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 Furze Platt Junior and Senior Schools.



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	67	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			80