

A newly renovated two/three double bedroom characterful end of terrace property located next to Maidenhead Crossrail Station which comes to the market with no onward chain complications. To the ground floor is a welcoming hallway with original wood flooring, a spacious sitting room which could easily be used as a third bedroom and benefits from a fireplace and built in cupboards, a further reception room again with fireplace, a stylish newly fitted kitchen with brand new built in appliances and a spacious newly installed shower room which has been elegantly designed. To the first floor are two generous double bedrooms and a large well appointed bathroom

Externally, there is a sizeable private garden mostly laid to lawn, a patio seating area and driveway parking for a small car or motorcycle. Located along a quiet no through road where there is residents permit parking, the property also enjoys unobstructed views over Grenfell Park. We feel the property has been sympathetically and stylishly refurbished to a high standard and would make an ideal first home or investment opportunity



## Property Information

-  NO CHAIN
-  NEW KITCHEN/BATHROOMS
-  NEXT TO MAIDENHEAD CROSSRAIL STATION
-  DRIVEWAY PARKING FOR SMALL CAR OR MOTORCYCLE
-  NEWLY RENOVATED
-  NEW BOILER AND WIRING
-  SPACIOUS GARDEN
-  PERIOD FEATURES

					
x2	x2	x2	0	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

### External

Externally, there is a sizeable private garden mostly laid to lawn, a patio seating area and driveway parking for a small car or motorcycle. Located along a quiet no through road where there is residents permit parking, the property also enjoys unobstructed views over Grenfell Park.

### Location

Situated opposite Maidenhead Crossrail Station and in the centre of the town with many well regarded shops and restaurants close by. 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

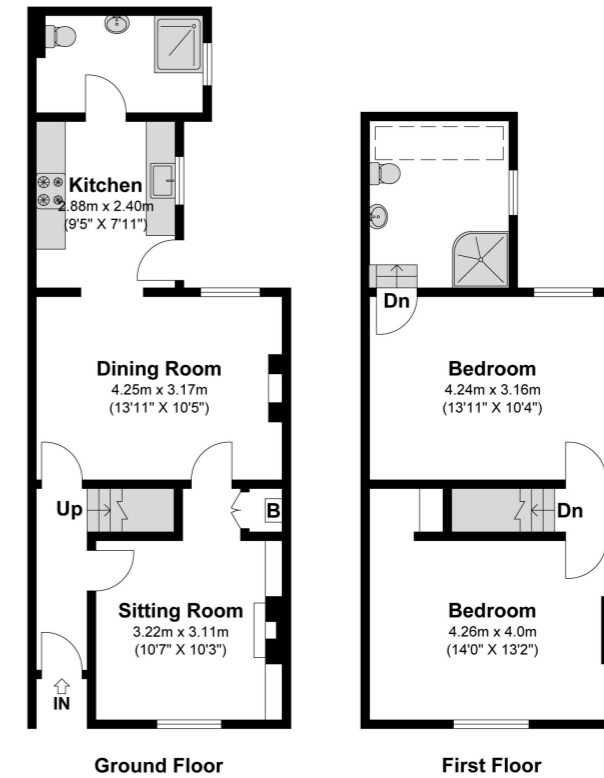
There are numerous local sports clubs including tennis, rugby, rowing and football, various fitness centres and racing at Ascot and Windsor. The River Thames can also be accessed at Maidenhead with many walks to be enjoyed along the Thames Path. The local area has many walking trails, including the National 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.

## Floor Plan



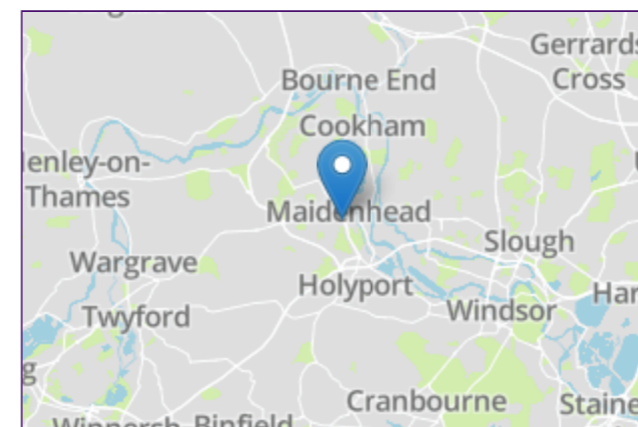
### Grenfell Avenue

Total Approximate Floor Area  
873.27 Square feet 81.13 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			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	