



****NO ONWARD CHAIN COMPLICATIONS**** Coming to the market for the first time ever is a detached two bedroom bungalow enjoying a substantial plot on the sought after Cherry Garden Lane.

This versatile property currently has two reception rooms, two double bedrooms, a well equipped shower room, separate wc and kitchen overlooking the garden.

Externally, the mature and well established rear garden has been lovingly maintained and features a fruit tree orchard, kitchen garden and summer house with patio. There is also a large garage with new electric door. To the front is another large garden with ample driveway parking.

We feel this property would offer the perfect single level living accommodation following some modernisation, alternatively the bungalow could be developed to extend into the loft and to the rear providing a much larger footprint.

Viewings are highly recommended

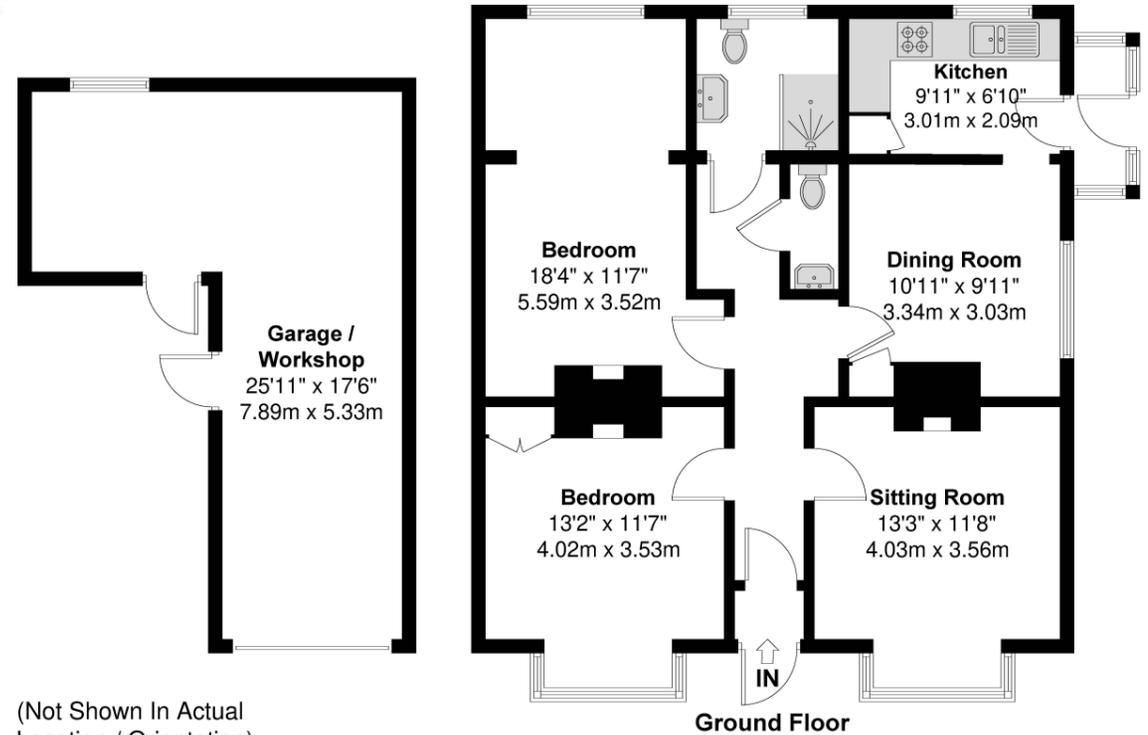


-  NO CHAIN
-  DETACHED
-  LARGE MATURE GARDEN
-  PLENTIFUL DRIVEWAY PARKING
-  COUNTRYSIDE LOCATION
-  POTENTIAL TO EXTEND (STP)
-  GARAGE
-  SOUGHT AFTER LOCATION

					
x2	x2	x1	x5	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Cherry Garden Lane
 Approximate Floor Area = 78.78 Square meters / 847.98 Square feet
 Garage Area = 27.69 Square meters / 298.05 Square feet
 Total Area = 106.47 Square meters / 1146.03 Square feet



(Not Shown In Actual Location / Orientation)

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

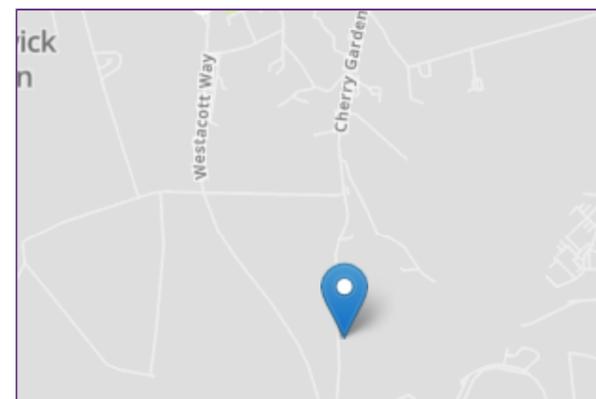
Ideally located on a country lane on the outskirts of Maidenhead and close to the attractive Littlewick Green area which benefits from a cricket club and popular public house. The property is well located for the commuter, being only 2 miles from Maidenhead Train Station which forms part of the Crossrail and a short distance to the A404 providing access to the M4 (2.8 miles) and M40 (9.5 miles). 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 is a busy commuter town with excellent road and rail links making it a sought after location for businesses. Maidenhead 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 included within the Crossrail scheme.

Schools And Leisure

There are a number of good schools close by including Newlands Girls School and Claires Court Primary School. 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 Castle Royle Championship Golf Course, Braywick Leisure centre, a multiplex cinema and a good variety of shops and restaurants.

Council Tax

Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E		
(21-38)	F		25
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		<small>EU Directive 2002/91/EC</small>	