



Located in the village of Holyport is this four bedroom semi detached home is brought to the market for the first time in almost 20 years. The front door opens to a bright and airy hallway where the reception rooms are found. The ground floor is comprised of three generously proportioned reception rooms two with french doors to the rear garden, large storage cupboard, w/c and a spacious kitchen including ample storage, integrated appliances, a breakfast bar and a door to the side of the property.

Stairs lead to the first floor from the hallway, where all four bedrooms can be found in addition to the family bathroom., Three of the bedrooms benefit from built-in storage and two from ensuite shower rooms. In addition there is a loft room which can be used as a multi functional space or as a traditional storage area.

To the front of the property is a large driveway for multiple cars and side access to the rear garden. To the rear, the garden is mostly laid to lawn with mature shrubbery, a decking area and workshop.

Located in the village of Holyport within easy reach of many good and excellent schools and with potential to extend STP, we feel this property would make the ideal family home.



-  PRIVATE DRIVEWAY
-  ENSUITE SHOWER ROOMS PLUS FAMILY BATHROOM
-  POPULAR VILLAGE LOCATION
-  HOLYPORT COLLEGE CATCHMENT
-  FOUR BEDROOMS
-  PRIVATE REAR GARDEN

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

Schools And Leisure

The surrounding area provides excellent schooling for children of all ages both in the private and state sector. There are numerous 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, which is within easy reach. The local area has many walking trails, including the National Trust woodland at Maidenhead Thicket and Pinkneys Green. Nearby amenities include the newly opened Braywick Leisure Centre, a multiplex cinema, shops and restaurants.

Location

This property is conveniently located in the village of Holyport within easy reach of Maidenhead Town Centre and the Crossrail Railway station providing fast links into London Paddington (fast trains approx. 20 minutes).. 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 E



Stompits Road
 Approximate Floor Area = 178.72 Square meters / 1923.72 Square feet
 Workshop Area = 12.11 Square meters / 130.35 Square feet
 Total Area = 190.83 Square meters / 2054.07 Square feet

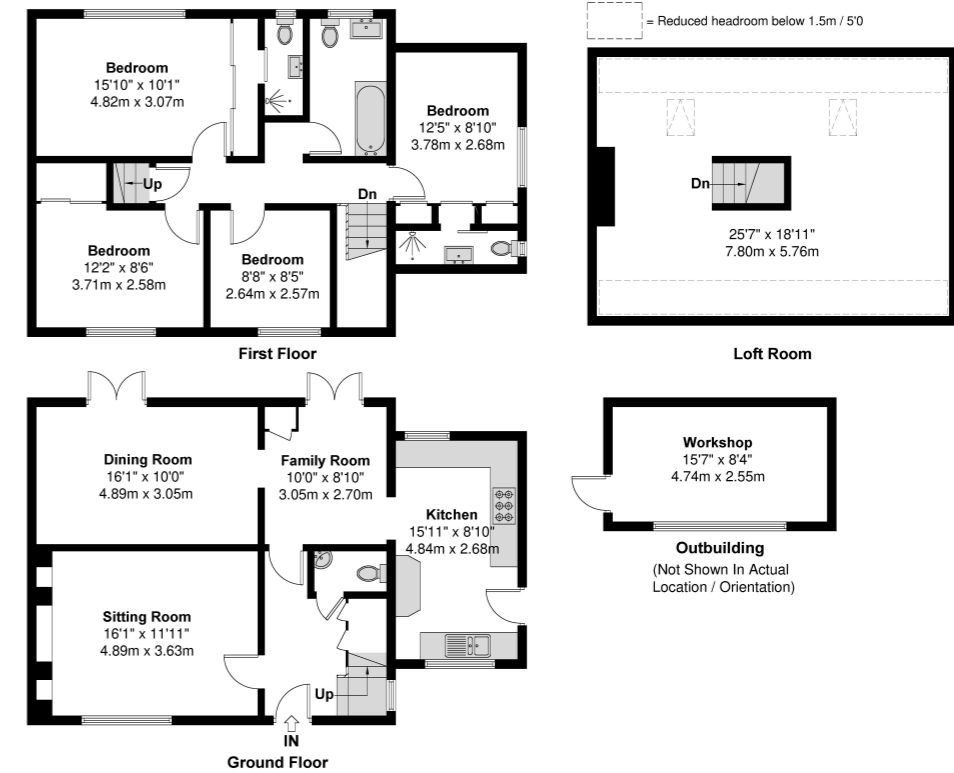
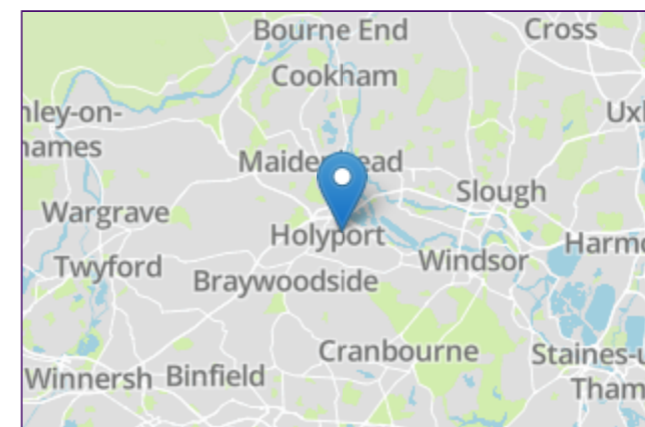


Illustration for identification purposes only, measurements are approximate, not to scale.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	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	