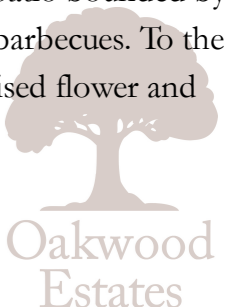


Welcome to this attractive three bedroom, terraced home located in this popular and well respected residential area. This property boasts a perfect blend of modern amenities and practical living, all within just over a mile walk of Maidenhead train station and town centre, making it an ideal home for young families and professionals alike.









The ground floor comprises an entrance porch leading to a generous sitting room filled with natural light, providing the perfect atmosphere for relaxation and entertainment. This leads to the open-plan kitchen and dining area creating a perfect setting for family meals and social gatherings.

Upstairs, the property offers two good sized double bedrooms, the third bedroom would work well as a child's room or a home office. A modern family bathroom, serves the upstairs living quarters.

The south facing low maintenance rear garden, features a decked terrace leading to a paved patio bounded by raised flower and shrub borders. The rear garden is perfect for alfresco dining and summer barbecues. To the front the property is approached by a gravel driveway providing off street parking with raised flower and shrub borders to both sides.



## Property Information

-  THREE BEDROOMS
-  KITCHEN/DINING ROOM
-  OFF STREET PARKING
-  SOUTH FACING LOW MAINTENANCE REAR GARDEN
-  SPACIOUS SITTING ROOM
-  FAMILY BATHROOM
-  JUST OVER A MILE OF MAIDENHEAD TRAIN STATION AND TOWN CENTRE
-  EPC - C

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

### Outside

The south facing low maintenance rear garden, features a decked terrace leading to a paved patio bounded by raised flower and shrub borders. The rear garden is perfect for alfresco dining and summer barbecues. To the front the property is approached by a gravel driveway provided off street parking with raised flower and shrub borders to both sides.

### Sports 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.

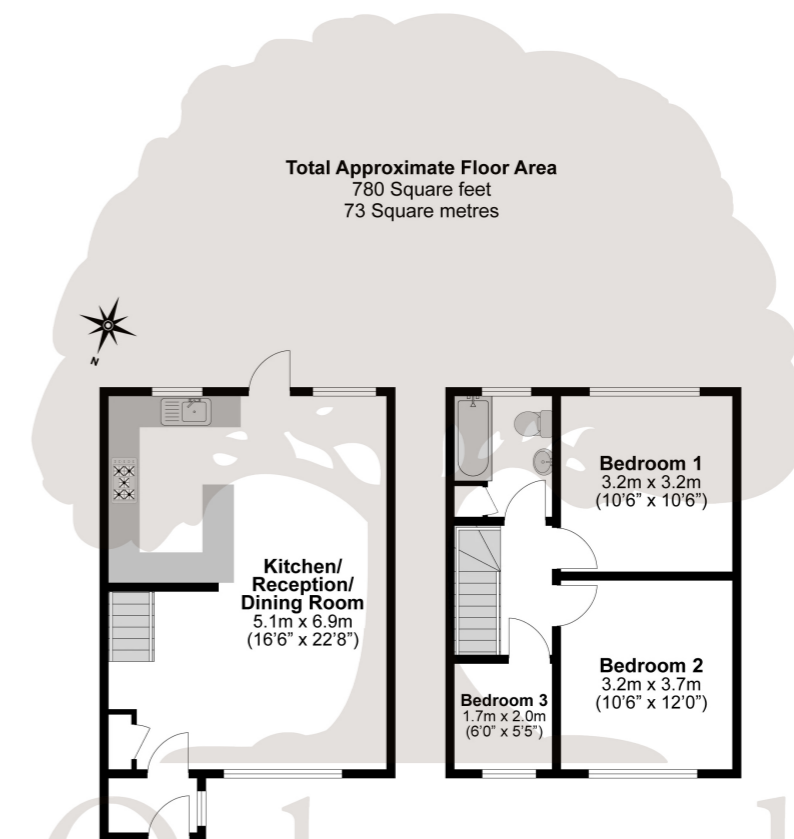
### Location

The property is ideally located for the commuter, being just over a mile from Maidenhead Train Station on foot which forms part of the Crossrail network and a short distance to the A308 providing access to the M4 and M40). 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.

### Council Tax

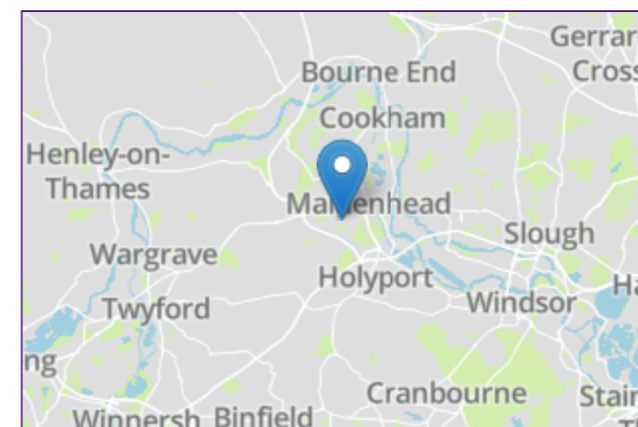
Band D

## Floor Plan



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+)	A		
(81-91)	B		88
(69-80)	C	73	
(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			