













An ideally located three double bedroom semi-detached bungalow with large private rear garden. To the ground floor is a welcoming hallway leading into the well sized sitting room with exposed brickwork and a door to one of the three bedrooms. To the rear is the stylish kitchen/dining room which has ample storage, and side access to the garden.

The main sleeping accommodation is accessed via it's own entrance from the hallway and compromises of two well sized double bedrooms with built in storage and the large principal bedroom which is wonderfully light and bright features built in storage and access to a well sized shower room. There is also a further bathroom servicing the other bedrooms. There is a further reception room with views and sliding doors to the rear garden.

Externally, the patio is accessed via sliding doors from the reception room and provides the ideal spot for dining and entertaining. The large garden provides plenty of space for games and activities. There is a large private driveway to the front of the property. Oakwood Estates

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SUBSTANTIAL 3 BEDROOM BUNGALOW



POTENTIAL FOR DEVELOPMENT (STTP)



PRIVATE DRIVEWAY

NO ONWARD CHAIN



PRIVATE REAR GARDEN



TWO BATHROOMS - PRINCIPAL EN-SUITE



NEWLY FITTED KITCHEN

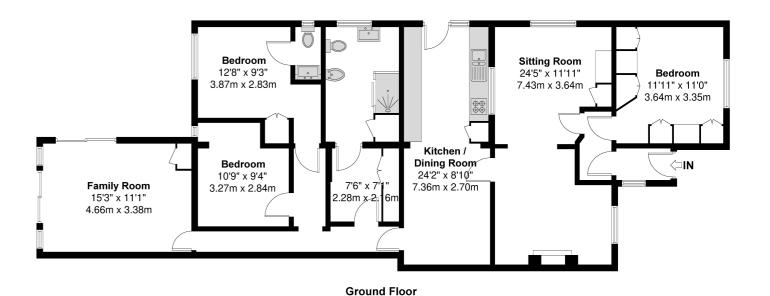


## **Woodlands Park Avenue**

Approximate Floor Area = 125.29 Square meters / 1348.62 Square feet







## 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 Ockwells Park. 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.

## Location

The property is in the popular Cox Green area of Maidenhead, less than 10 minutes drive from the town centre and train station and with easy access to the A404M and M4. There is a selection of nearby schooling options as well as day to day amenities such as convenience stores within walking distance too. Of particular interest is Lowbrook Academy which the property is within the catchment area for.

## Council Tax

Band D

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.

