



Set just a stones throw from the well regarded Norden Farm, this well presented family home offers versatile accommodation throughout and is ideally placed to take advantage of the local schools and amenities. The property is located just 1.5 miles of Maidenhead town centre and railway station.

Set within this cul-de-sac location, the property offers, entrance hall, cloakroom, lounge, dining/family room, fitted kitchen with door to rear terrace and garden. On the first floor there is the principal bedroom with good size en suite shower and fitted wardrobes, second bedroom also benefits from fitted wardrobes, a further large single bedroom and family bathroom, complete this floor.



To the rear, the low maintenance, courtyard style, south-east facing garden is approached via paved terrace which leads to an area of shingle and is enclosed by panelled fencing and shrub borders. To the front the property occupies a position towards the end of the cul de sac and is accessed via driveway parking and provides access to the single garage.



## Property Information

-  CUL DE SAC LOCATION
-  2 BATH/SHOWER ROOMS
-  LARGE KITCHEN
-  DRIVEWAY AND GARAGE
-  EPC - D
-  3 BEDROOMS
-  2 RECEPTION ROOMS
-  COURTYARD STYLE GARDEN
-  WITHIN 1.5 MILES OF TOWN CENTRE AND RAILWAY STATION

|  |   |   |   |   |   |
|--|---|---|---|---|---|
|  |  |  |  |  |  |
| x3   | x2  | x2  | x1  | Y   | Y   |
| Bedrooms   | Reception Rooms   | Bathrooms   | Parking Spaces  | Garden  | Garage  |

### Outside

To the rear, the low maintenance, courtyard style, south-east facing garden is approached via paved terrace which leads to an area of shingle and is enclosed by panelled fencing and shrub borders. To the front the property occupies a position towards the end of the cul de sac and is accessed via driveway parking and provides access to the single garage.

### 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 house is ideally located for the commuter, being only 1.5 miles from Maidenhead Train Station which is part of Crossrail and a short distance to the A404 providing access to the M4 and M40. Maidenhead is a large town in the Royal Borough of Windsor and Maidenhead 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.

### Council Tax

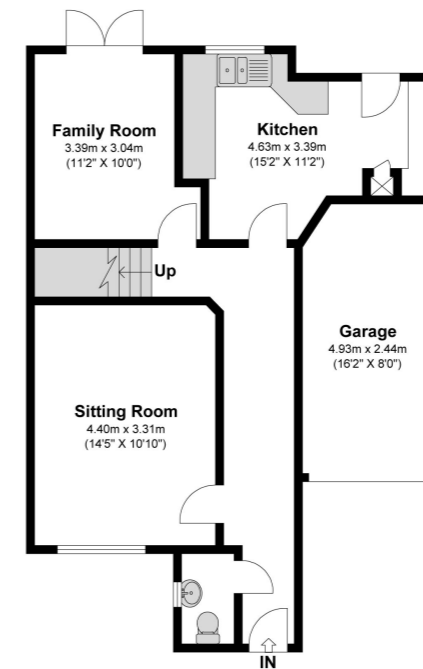
Band E

## Floor Plan

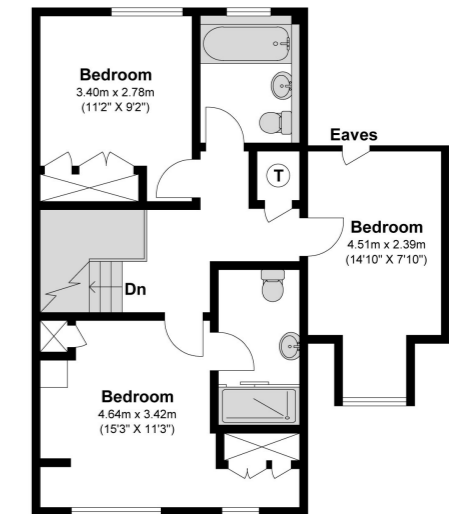


### Norden Meadows Approximate Floor Area

1127.95 Square feet 104.79 Square metres (Excluding Garage)  
Garage Area 127.23 Square feet 11.82 Square metres  
Total Area 1255.18 Square feet 116.61 Square metres (Including Garage)



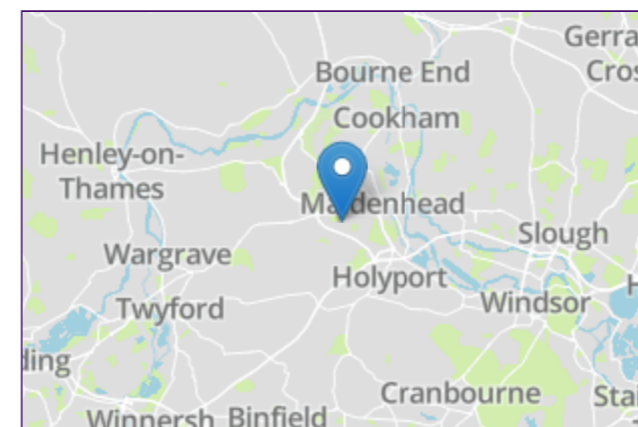
Ground Floor



First Floor

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 |         | 82        |
| (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                     |   |         |           |