# Site and Location Plans











The property has been thoughtfully enlarged to the rear and side, creating over 1,800 sq ft of flexible living space.

The ground floor comprises a large open-plan sitting/dining room (29'9" x 12'1"), a well-appointed kitchen with a separate utility room, and a dedicated study-perfect for working from home. There is also a downstairs WC, internal access to the integral garage, and a welcoming entrance hall.

Upstairs, the property offers four well-sized bedrooms, including a spacious master bedroom (13'5" x 11'5"), and a family bathroom and a shower room. The layout offers excellent space for growing families, with further potential to reconfigure or expand (subject to planning).

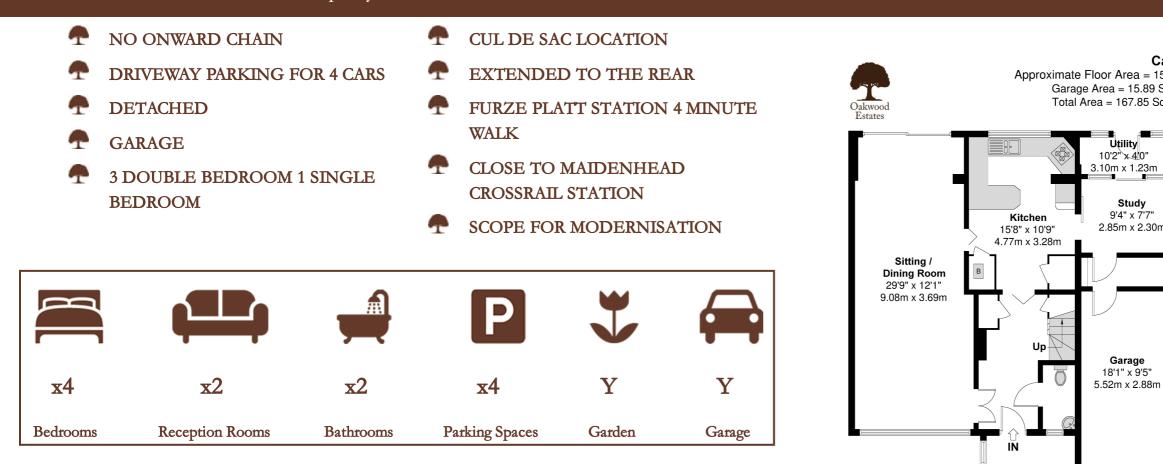
Outside, the wide plot provides a private rear garden, off-street parking via the driveway, and a garage. The home is superbly located just a 4minute walk to Furze Platt Station, with direct rail services to London from Maidenhead Station and Crossrail. The M4 motorway is also easily accessible, offering fast links to Heathrow and Central London.

This is a rare opportunity to purchase a spacious, chain-free home in a desirable location, with excellent connectivity and further development potential. Estates

# Calder Close, Maidenhead £850,000 Freehold

Offered with no onward chain, this substantially extended four-bedroom detached family home is located in a quiet cul-de-sac in Maidenhead.

## Property Information



### 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 Pinkneys Green. 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 including Furze Platt Junior and Senior Schools.

## Location

This property is conveniently located within 0.1 miles of Furze Platt Railway station - providing fast links into London Paddington (fast trains approx. 30 minutes). Maidenhead also benefits from being part of the Crossrail network and the ongoing redevelopment of the town centre. 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 F



Ground Floor



Utility

Study

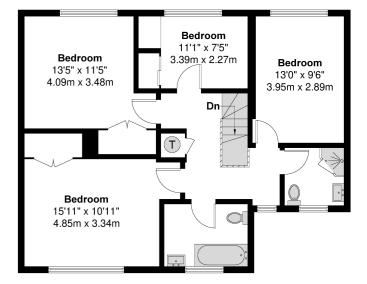
9'4" x 7'7"

Garage

#### Calder Close

Approximate Floor Area = 151.96 Square meters / 1635.69 Square feet Garage Area = 15.89 Square meters / 171.03 Square feet Total Area = 167.85 Square meters / 1806.72 Square feet





First Floor

#### 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 contra

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) 🖪		
(69-80)		73
(55-68)	57	
(39-54)		
(21-38)		
(1-20)		
Not energy efficient - higher running costs		
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