

Offered for sale with NO ONWARD CHAIN - conveniently located in a prime cul de sac location close to Maidenhead Riverside, the town centre and the new Crossrail station. An attractive three bedroom, semi detached property offering spacious accommodation with scope for extension (STPP). The property also benefits from a rear garden, driveway parking for multiple cars and a single garage.

Arranged over two floors, the accommodation comprises an entrance porch leading to a spacious hallway giving access to downstairs cloakroom, living room and dining room with double doors to rear patio and garden, the kitchen which is well appointed with a range of wall and floor units with side door to outside.

On the first floor there are three bedrooms plus a family bathroom.

Outside - To the rear the garden is approached via a paved patio which leads to level lawn enclosed by panelled fencing and shrub borders. To the front the property is approached by a block paved drive providing parking for multiple cars. There is also a single garage set back from the property.



## Property Information

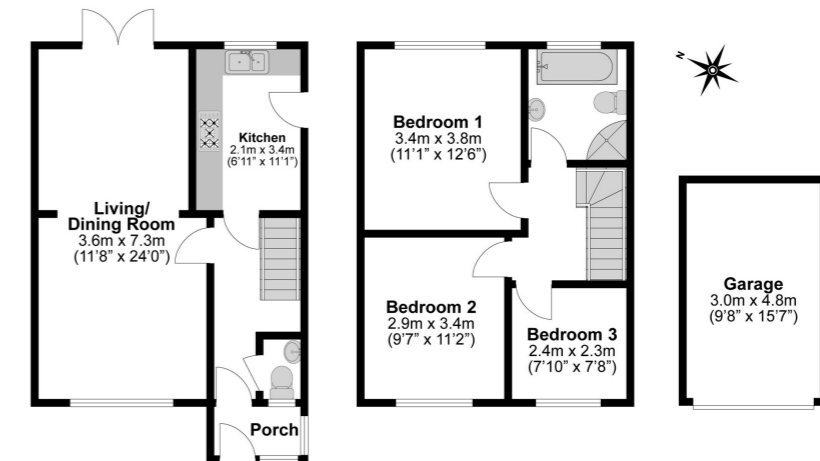
-  OFFERS INVITED
-  LOUNGE
-  KITCHEN
-  PRIME CUL DE SAC LOCATION
-  CLOSE TO MAIDENHEAD RIVERSIDE
-  DRIVEWAY PARKING
-  CLOAKROOM
-  NO ONWARD CHAIN
-  DINING ROOM
-  THREE BEDROOMS
-  WALKING DISTANCE OF TOWN CENTRE & RAILWAY STATION
-  REAR GARDEN
-  ENTRANCE PORCH

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

## Floor Plan



**Total Approximate Floor Area**  
883 Square feet  
82 Square metres



**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.

### External

To the rear the garden is approached via a paved patio which leads to level lawn enclosed by panelled fencing and shrub borders. To the front the property is approached by a block paved drive providing parking for multiple cars. There is also a single garage set back from the property.

### Location

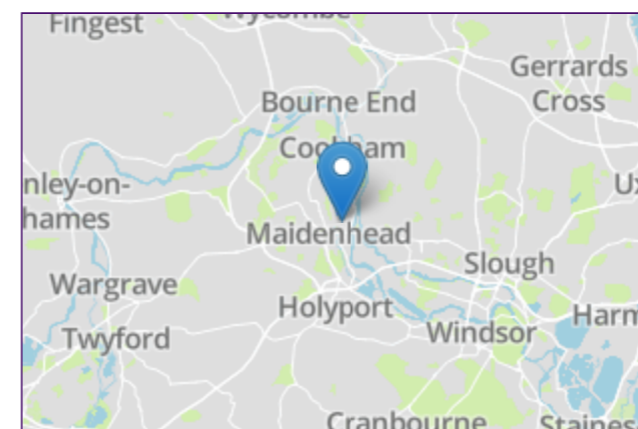
This property is conveniently located within a short walk to the Town Centre. The Railway station is just over 1 mile away - providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead Riverside and Ray Mill Island are also close by, offering a good selection of family activities. The property is well located for access to the M4 and M40 via the A404 making commuting into London and the West Country very easy

### 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, the new Braywick Leisure centre, a multiplex cinema, shops and restaurants. There are also a number of good and outstanding schools close by.

### Council Tax

Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	86
(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	