

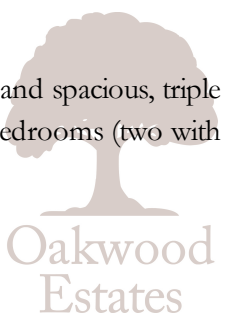


Set in a popular cul-de-sac location, this four bedroom detached family home offers light and spacious accommodation in excellent condition. The property benefits from two reception rooms and a hub of the home Kitchen/Family/Dining Room with L shaped bifold doors overlooking the south facing garden. Further benefits include Entrance Porch & Cloakroom, Utility Room, Primary Bedroom suite with dressing area, driveway parking and garage for storage.












To the front of the property, driveway parking for several cars gives access to the garage (the garage has been part converted so the front remains for storage and houses the boiler).

Inside there is an Entrance Porch leading to an internal Hallway with W.C. The large formal Living Room is dual aspect with bifold doors leading to the south facing garden. To the rear of the property the Kitchen / Dining / Family room is the 'hub of the home' with L shaped bifold doors opening to the private garden with level lawn. The Kitchen is well fitted with a range of floor and wall mounted units set to ample work top and incorporating a sink unit and integrated appliances. The central island houses the five ring gas hob with fabulous extractor above, there is mood lighting and a seating area, ideal for entertaining or just relaxing. Further door leads to the Utility Room, which has side access, and in turn the Office/Playroom which originally formed part of the garage and links back to the Hall.

Upstairs the spacious landing has access to a large boarded loft space (with light and power). The bright and spacious, triple aspect, Primary Bedroom has a dressing area and a lovely En Suite Bathroom. There are Three further bedrooms (two with fitted wardrobes) all served by the family bathroom.





-  DETACHED FAMILY HOME
-  TWO BATHROOMS (ONE EN-SUITE)
-  LIVING ROOM
-  KITCHEN / FAMILY / DINING ROOM
-  DRIVEWAY PARKING
-  POPULAR CUL-DE-SAC LOCATION
-  FOUR BEDROOMS
-  UTILITY AND CLOAKROOM
-  PLAYROOM / STUDY
-  SOUTH FACING GARDEN
-  GARAGE FOR STORAGE

					
x4	x3	x2	x4	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

**Outside**

To the rear of the property there is a good sized garden mainly laid to lawn with two decking areas for sitting and enjoying the outside space. There is a pergola to the rear and the garden is fully enclosed by fencing. There are mature trees offering privacy and a small shed to the side. Garden tap with hot and cold water, ideal for filling paddling pools or washing muddy wellies or dogs.

**Schools And Leisure**

Located within catchment for Newlands Girls School, there is also a good selection of other good and outstanding schools close by including Claires Court Junior School. 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.

**Location**

The property is ideally located for the commuter, being only 1.4 mile 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 train station is served by local services operated by First Great Western from London Paddington to Reading, and is also the junction for the Marlow Branch Line. Maidenhead is included within the Crossrail scheme.

**Council Tax**

Band F

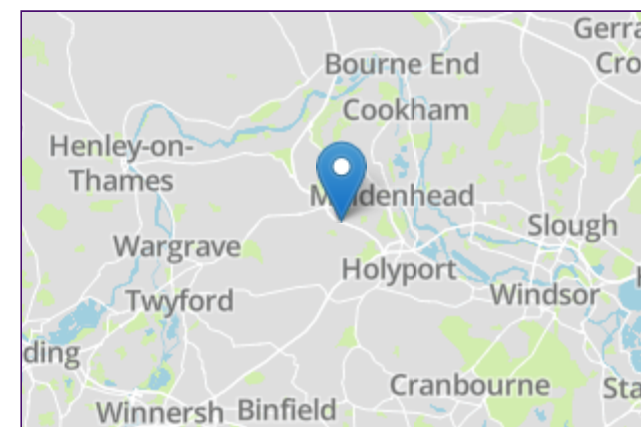


**Lees Close**  
Approximate Floor Area  
1872.81 Square feet 173.99 Square metres



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	