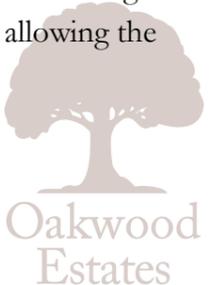




NO CHAIN AND EASY ACCESS TO THE CROSSRAIL STATION This stunning three/four bedroom detached home is located in a highly sought-after quiet cul-de-sac, offering spacious and modern living throughout. Well presented, the property currently features three generously sized bedrooms, one with en-suite, a fourth bedroom which is currently being used as a dressing room, a family bathroom, and a cloakroom. The bright and airy reception room provides a welcoming space for relaxation, while the separate fully fitted kitchen and dining room create the perfect setting for family meals and entertaining.

The property further benefits from off-street parking and a private double garage, with a good sized front and rear garden. There is further potential to develop the property subject to the necessary planning permissions.

Situated just 0.7 of a mile from Maidenhead town centre and railway station, this family home offers convenient access to local amenities, including parks, cafés, restaurants, and highly regarded schools. Combining contemporary design with a prime location, this home is ideal for families or those looking for a fantastic investment opportunity. The house comes to the market with no onward chain allowing the possibility of a quick sale and viewings are highly recommended.



Property Information

-  DETACHED FOUR BEDROOM HOUSE
-  FRONT & REAR GARDEN
-  CLOSE PROXIMITY TO MAIDENHEAD TOWN CENTRE & TRAIN STATION
-  OUTSTANDING SCHOOL CATCHMENT AREA
-  SOUGHT AFTER LOCATION
-  NO ONWARD CHAIN
-  DOUBLE GARAGE & DRIVEWAY PARKING

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

Floor Plan

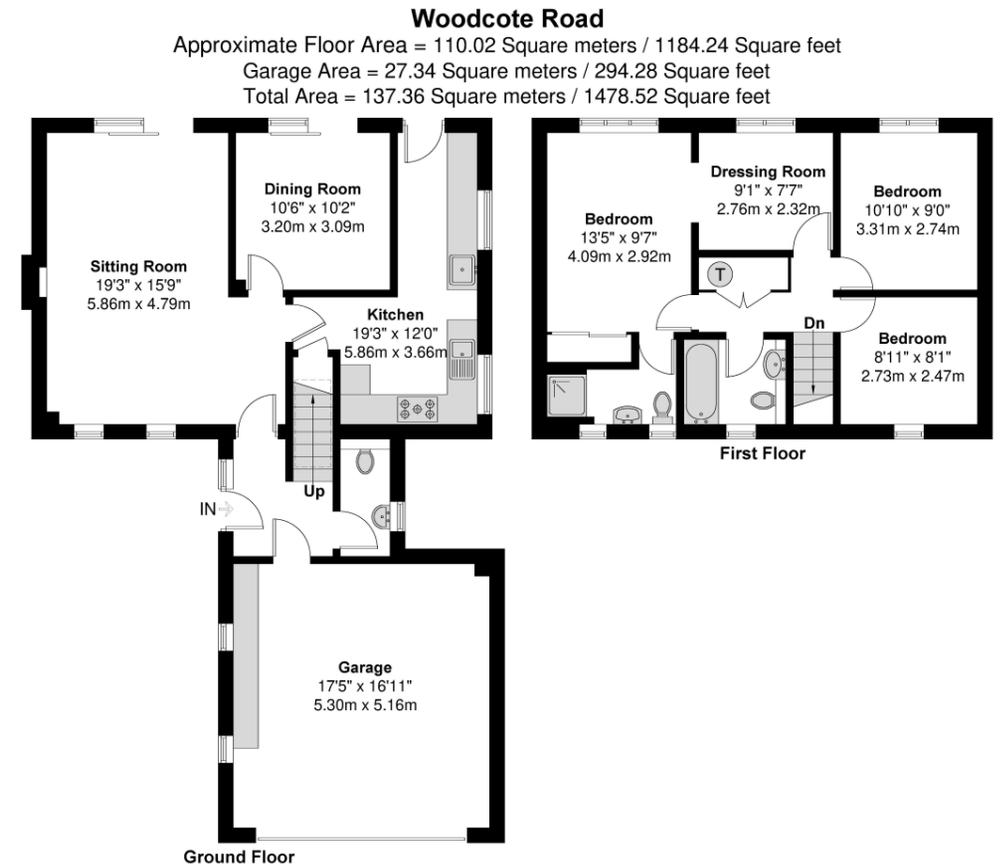


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

Location

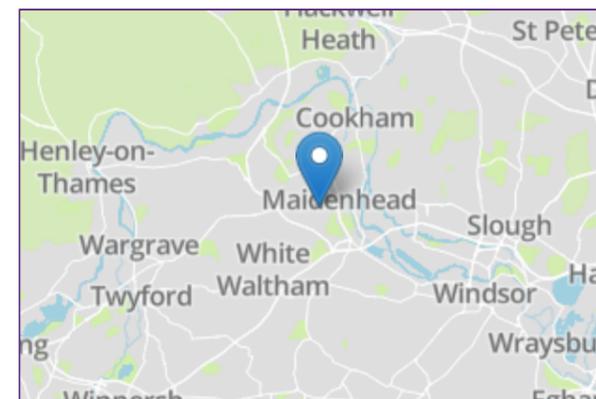
This property is conveniently located within a very short walk to the Town Centre and the Crossrail Railway station is approximately 0.5 mile away, providing fast links into London Paddington (fast trains approx. 20 minutes). For the commuter by car, junction 8/9 of the M4 via the A404(M) or A308(M) are within easy reach - providing access to the M25, Heathrow Airport, London and the West Country.

Council Tax

Band G

Schools & 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 Boyn Hill Infant School



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	78
(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			