

Tucked away in this popular location within easy reach of local shops and schooling, this delightful Victorian two bedroom once formed part of The Old Rectory.

Approached via a short walkway, the front gate leads to an enclosed courtyard area giving access to the rear garden and front door. The downstairs accommodation consists of a fitted kitchen with a range of floor and wall mounted units with space and plumbing for washing machine and fridge, there is a larder cupboard and recently refitted boiler (installed in 2019). The dining room, with stairs to first floor, has a working open fireplace and laminate flooring. The living room has a gas fire and fitted shelving and storage either side. Doors lead to the conservatory style lean-to which in turn opens out to the garden, there is an outside tap, sunny patio area and steps down to the lawn. There is also a downstairs wet room.



Upstairs, there are two bedrooms both with fitted storage cupboards and are served by a family bathroom with airing cupboard and access to the loft space.

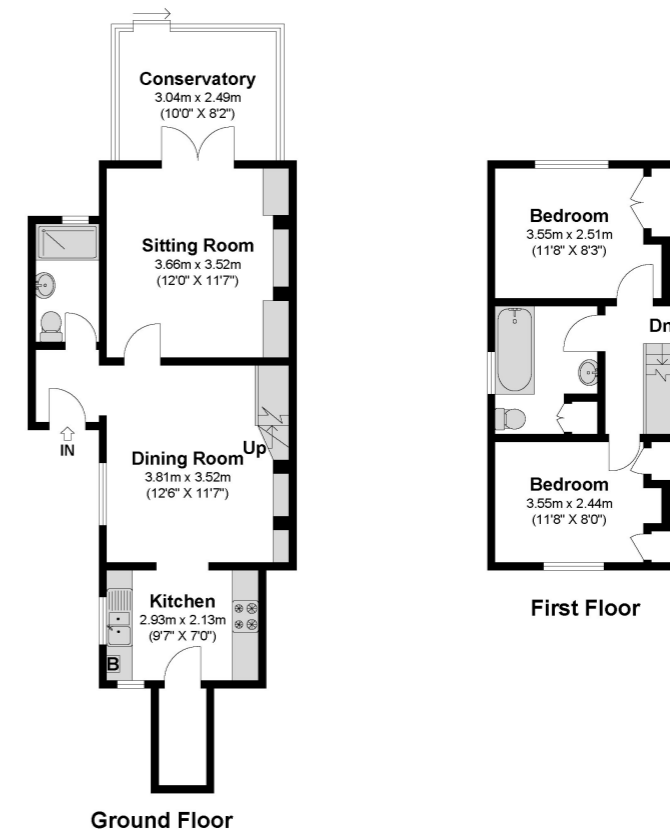


-  VICTORIAN END OF TERRACE
-  TWO RECEPTION ROOMS
-  FEATURE FIREPLACES
-  FRONT COURTYARD & REAR GARDEN
-  UPSTAIRS BATHROOM AND DOWNSTAIRS WET ROOM
-  POTENTIAL TO IMPROVE
-  TWO BEDROOMS
-  LEAN-TO STYLE CONSERVATORY
-  TUCKED AWAY LOCATION

					
x2	x2	x2	0	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Westborough Road
Approximate Floor Area 812.24 Square feet 75.46 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.

Location

The house is ideally located for the commuter, being only 1 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 is a busy commuter town with excellent road and rail links making it a sought after location for businesses. The town boasts a thriving pharmaceutical and telecommunications presence with names such as 3 mobile, Glaxo Smith Kline and Adobe. 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.

External

To the front of the property, an enclosed courtyard gives access to the front door and also leads down the side to the rear garden. There is an area for bin storage. To the rear of the property there is a patio area with mature grapevine offering privacy which leads down to the lawn area with mature shrubs and trees to the boundary, the garden slopes slightly away which means it is not overlooked from the rear and creates rooftop views.

Schools And Leisure

The property is located within catchment for Newlands Girls School and there is a good selection of other good and outstanding schools close by. 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.

Council Tax

Band D

