



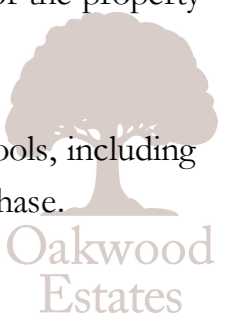
This three bedroom semi-detached family home is nicely positioned on a large corner plot with previous planning permission for a side and rear extension. The property is situated within close proximity of a number of excellent schools and is offered to the market as well presented.










The ground floor features a 26ft sitting/dining room with French doors onto the rear garden. There is also a modern fitted kitchen, a downstairs cloakroom, a garage and a study/playroom with access to the boiler.

To the first floor there are three well-proportioned bedrooms and a contemporary four piece family bathroom.

Externally, the rear garden is mainly laid to lawn and wraps around the side and rear of the property whilst to the front there is off street parking for up to two cars.

The property is conveniently situated within walking distance of local shops and schools, including Lowbrook Academy and Cox Green School and is an excellent family purchase.



-  THREE BEDROOM SEMI-DETACHED FAMILY HOME
-  PREVIOUS PLANNING PERMISSION FOR SIDE AND REAR EXTENSION
-  MODERN FITTED KITCHEN
-  DOWNSTAIRS CLOAKROOM
-  PARKING FOR 2 CARS
-  LARGE CORNER PLOT
-  26FT SITTING/DINING ROOM
-  FOUR PIECE BATHROOM WITH U/F HEATING
-  STUDY/PLAYROOM

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

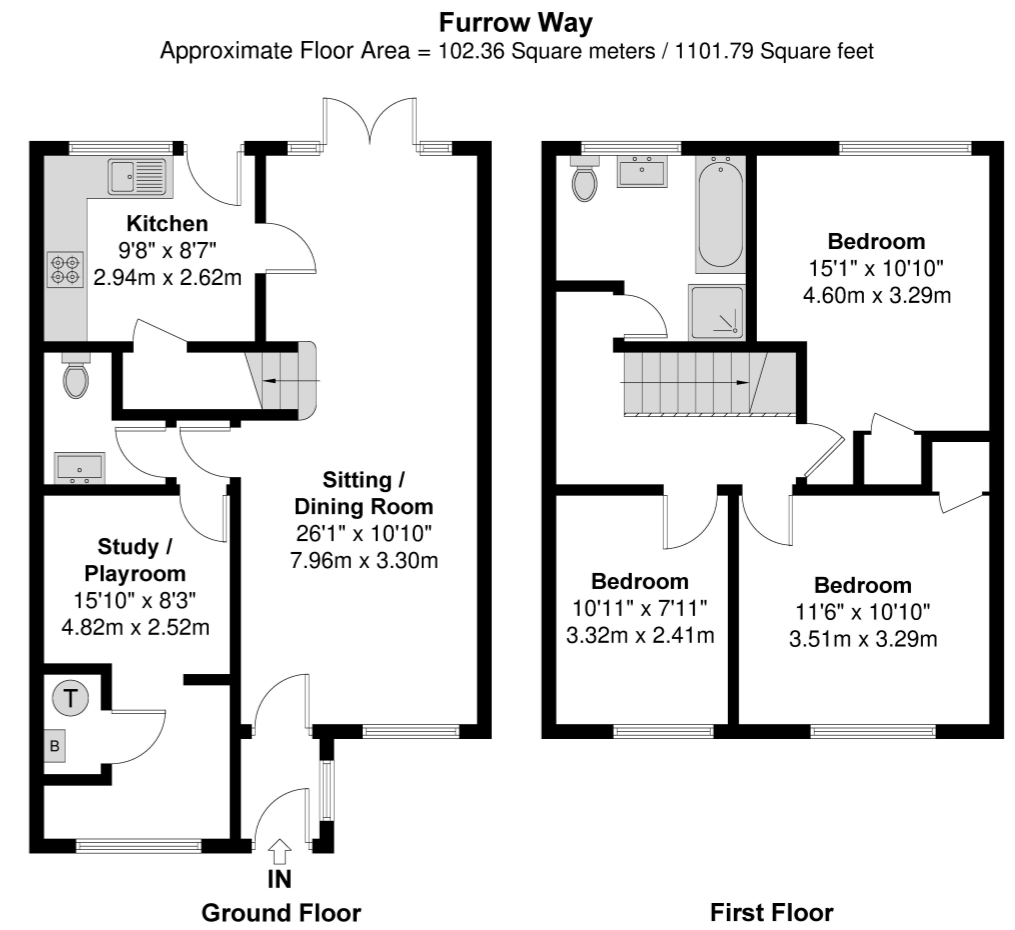


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

**Previous Planning Permission**

The property has scope to extend with a permitted application, Ref. No: 16/01130/FULL (Now expired).

**Location**

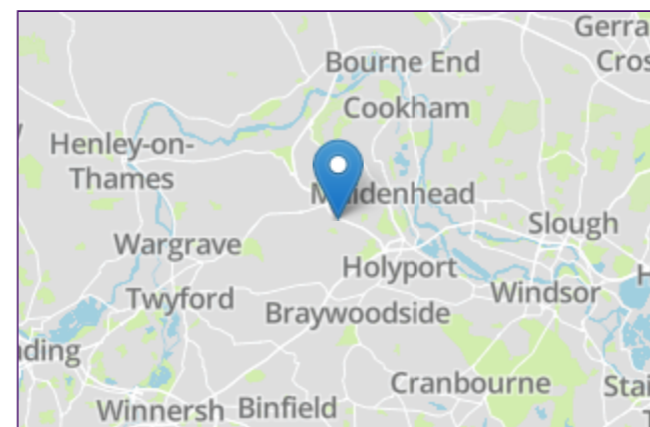
The setting is convenient for the road commuter with the A404(M) about 0.9 of a mile distant, which links to the M40 and M4 motorways. Maidenhead town centre is within easy reach and offers shopping and a variety of restaurants, bars and cafes in the Waterside Quarter. The local area has many walking trails, including the National Trust land at Maidenhead Thicket and Pinkneys Green. Nearby leisure pursuits include Cox Green Leisure Centre, cricket clubs, Ockwells Park, watersports at Bray, Taplow and Dorney Lakes, and a leisure centre and nature reserve at Braywick Park. Maidenhead station is 2.7 miles with direct access to London Paddington and is served by the Elizabeth Line

**Schools And Leisure**

The property is located within catchment of St Edmund Primary School, Newlands Girls School as well as a number of other good and outstanding schools very 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, the newly built Braywick Leisure centre, a multiplex cinema, shops and restaurants.

**Council Tax**

Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	75	
(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	