



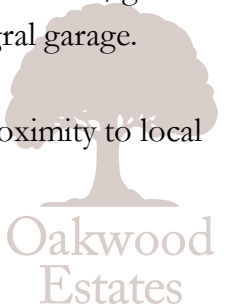
A superb FOUR double bedroom detached family home located on popular cul-de-sac in a prime residential area and within catchment for the ever popular Lowbrook Academy.

To the ground floor is a welcoming hallway leading to the large modern light and bright kitchen/dining room with a lovely bow window seating area overlooking the front aspect and with access to outside, also accessed off the hallway are the sitting room and cloakroom. Beyond the sitting room and accessed off the inner hall are the garage and store room along with the family room/bedroom which provides access to the rear terrace and garden.

On the first floor, there are four double bedrooms and a well-appointed family bathroom.

Externally, the south westerly facing rear garden is approached via a wide decked area leading to level lawn bounded by panelled fencing and shrub borders. At the rear of the garden sits the detached studio/games room/office. To the front is driveway parking for multiple cars and access to the integral garage.

We feel this property would make a wonderful family home due to its ideal position and proximity to local excellent schooling.



-  FOUR DOUBLE BEDROOMS
-  INTERNAL GARAGE ACCESS
-  LOWBROOK ACADEMY SCHOOL CATCHMENT
-  KITCHEN/DINING ROOM
-  SOUTH WESTERLY FACING GARDEN
-  DRIVEWAY PARKING FOR MULTIPLE CARS
-  TWO RECEPTION ROOMS
-  TWO BATH/SHOWER ROOMS

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

Outside

Externally, the south westerly facing rear garden is approached via a wide decked area leading to level lawn bounded by panelled fencing and shrub borders. At the rear of the garden sits the detached studio/games room/office. To the front is driveway parking for multiple cars and access to the integral garage.

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 Ockwells Park. 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.

Location

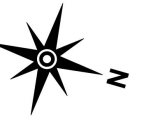
The property is in the popular Cox Green area of Maidenhead, less than 10 minutes drive from the town centre and train station and with easy access to the A404M and M4. There is a selection of nearby schooling options as well as day to day amenities such a convenience stores within walking distance too. Of particular interest is Lowbrook Academy which the property is within the catchment area for.

Council Tax

Band E

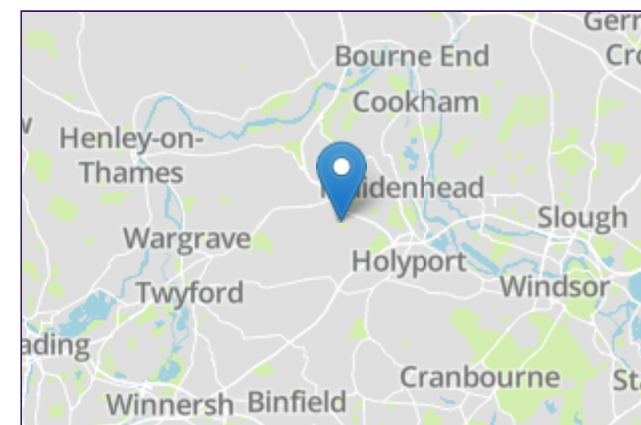


Barn Drive
 Approximate Floor Area
 1343.22 Square feet 124.79 Square metres (Excluding Garage / Storage / Outbuilding)
 Garage / Storage Area 282.77 Square feet 26.27 Square metres
 Outbuilding Area 169.32 Square feet 15.73 Square metres
 Total Area 1795.31 Square feet 166.79 Square metres (Including Garage / Storage / Outbuilding)



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	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			81