













A THREE BEDROOM semi detached family home with spacious accommodation throughout. The property benefits from driveway parking and a detached garage and is set in a popular location. The property features a spacious Living/Dining Room, Study/Day Room and a well maintained garden with side and rear access.



To the front of the property, driveway parking leads to the front door. Inside, the Hallway, with stairs to first floor, gives access to all rooms including a downstairs WC, spacious Living/Dining Room with bay window overlooking the front and lovely hard wood flooring, a bright Study/Garden Room overlooking the rear and a Fitted Kitchen with a range of floor and wall mounted units set to ample work top and incorporating sink unit, space and plumbing for washing machine and a large Range cooker. There is side access.

Upstairs landing gives access to the loft space which is part boarded for storage. There are three double bedrooms, two with fitted wardrobes and all served by a family bathroom.

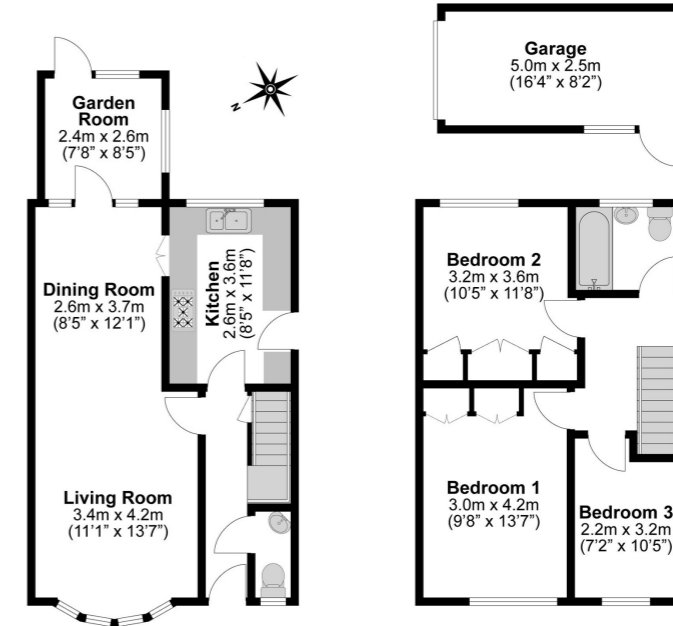


-  THREE BEDROOMS
-  KITCHEN
-  STUDY/GARDEN ROOM
-  FAMILY BATHROOM
-  DRIVEWAY PARKING
-  SEMI DETACHED FAMILY HOME
-  LIVING / DINING ROOM
-  DOWNSTAIRS CLOAKROOM
-  FRONT & REAR GARDENS
-  DETACHED GARAGE

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



Total Approximate Floor Area
1184 Square feet
110 Square metres



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

Outside

To the rear of the property a lovely patio sweeps across the back of the house with stepping stones leading to the detached garage. The garage is accessed via a side road leading around the rear.

The garden is mainly laid to level lawn and has side access leading to the front driveway with space for 2 cars.

Location

The property is ideally located for the commuter, being less than 2 miles from Maidenhead Train Station which forms part of the Crossrail network and a short distance to the A308 providing access to the M4 and M40). Maidenhead is a large town in the Royal Borough of Windsor and Maidenhead, in Berkshire 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.

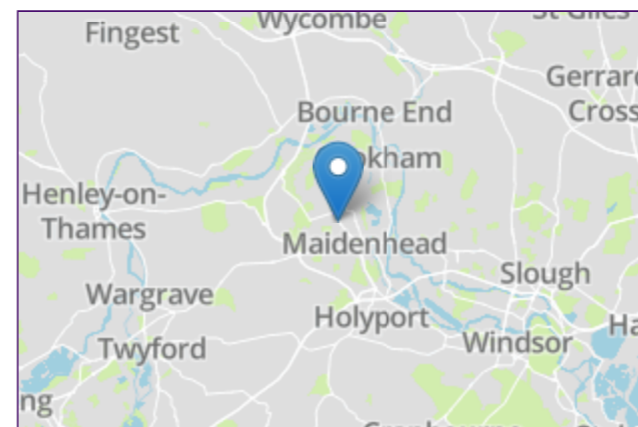
Schools & Leisure

The surrounding area provides excellent schooling for children of all ages both in the private and state sector. There are numerous 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, which is within easy reach. The local area has many walking trails, including the National Trust woodland at Maidenhead Thicket and Pinkneys Green. Nearby amenities include the newly opened Braywick Leisure Centre, a multiplex cinema, shops and restaurants.

Council Tax

Band E

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		85
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			