

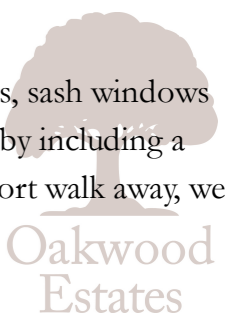


A charming semi detached two double bedroom property which comes to the market in exceptional condition and with potential to extend STP. To the ground floor is a light and bright reception room with stripped wood flooring and log burning stove, an elegant dining room with french doors out onto the patio and a newly fitted contemporary kitchen with built in appliances and plentiful storage

To the first floor is the stunning principal bedroom which is an excellent size and includes a built in storage cupboard and feature fireplace, the second bedroom again with original fireplace enjoys views out onto the garden and the impressive family bathroom is well appointed with a large separate shower enclosure and feature bath. There is also the opportunity to extend into the loft to include a further bedroom and en suite bathroom

Externally, there is a private courtyard patio and long garden bordered with mature trees and shrubs and to the front is off street parking

This turn key property which enjoys many period features including traditional high ceilings, sash windows and fireplaces is located in the sought after St Marks area with many local amenities close by including a convenience shop, launderette and community cafe. With Maidenhead Crossrail station a short walk away, we feel this property would make the perfect first time buy



Property Information

-  PERIOD FEATURES
-  POPULAR ST MARKS LOCATION
-  POTENTIAL TO EXTEND (STP)
-  IMMACULATE CONDITION THROUGHOUT
-  OFF STREET PARKING
-  LARGE FAMILY BATHROOM
-  WALKING DISTANCE OF MAIDENHEAD CENTRE AND RAILWAY STATION
-  TWO DOUBLE BEDROOMS

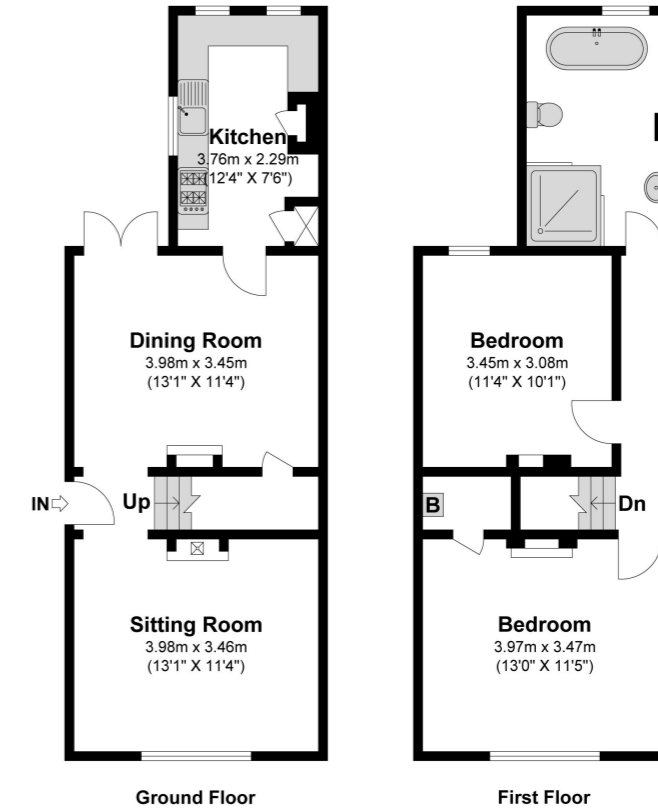
					
x2	x2	x1	x1	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



Courthouse Road

Approximate Floor Area
885.0 Square feet 82.22 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

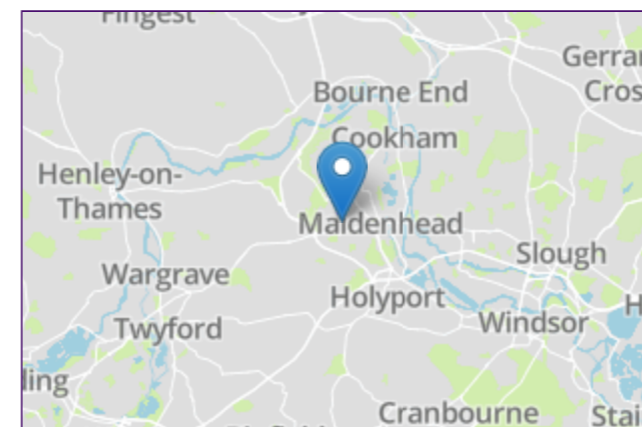
The property is in a popular residential area of Maidenhead, less than a 5 minutes' drive or 20 minute walk from the town centre and train station and with easy access to the A404M and M4. There is a selection of nearby day to day amenities such as a convenience store, florist and community cafe within walking distance

Council Tax

Band D

Schools And Leisure

The property is located within catchment and walking distance of Newlands Girls School and Furze Platt Secondary School and there is a good selection 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			