



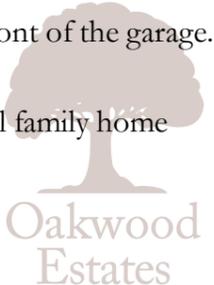
A beautifully presented three bedroom end of terrace family home situated in the ever popular Cranbrook Drive estate and within catchment for many good and outstanding schools including the Bucks Grammar schools.

To the ground floor is a welcoming hallway, a well sized separate sitting room with bay window and to the rear is the "hub of the home" open plan kitchen diner with doors out onto the garden. The modern kitchen offers ample storage and enjoys a wonderful sense of light and space. There is also a downstairs wc.

On the first floor the principal bedroom benefits from built in storage and views over the garden, there is a further double bedroom and a large single which can fit a double bed. The contemporary family bathroom is well appointed with a shower over the bath.

Externally, the sunny, private garden which is mostly set to lawn features a patio seating area and mature borders. There is also a garage with power at the rear of the garden, parking is available in front of the garage.

With an excellent choice of schooling close by, we feel this property would make the ideal family home



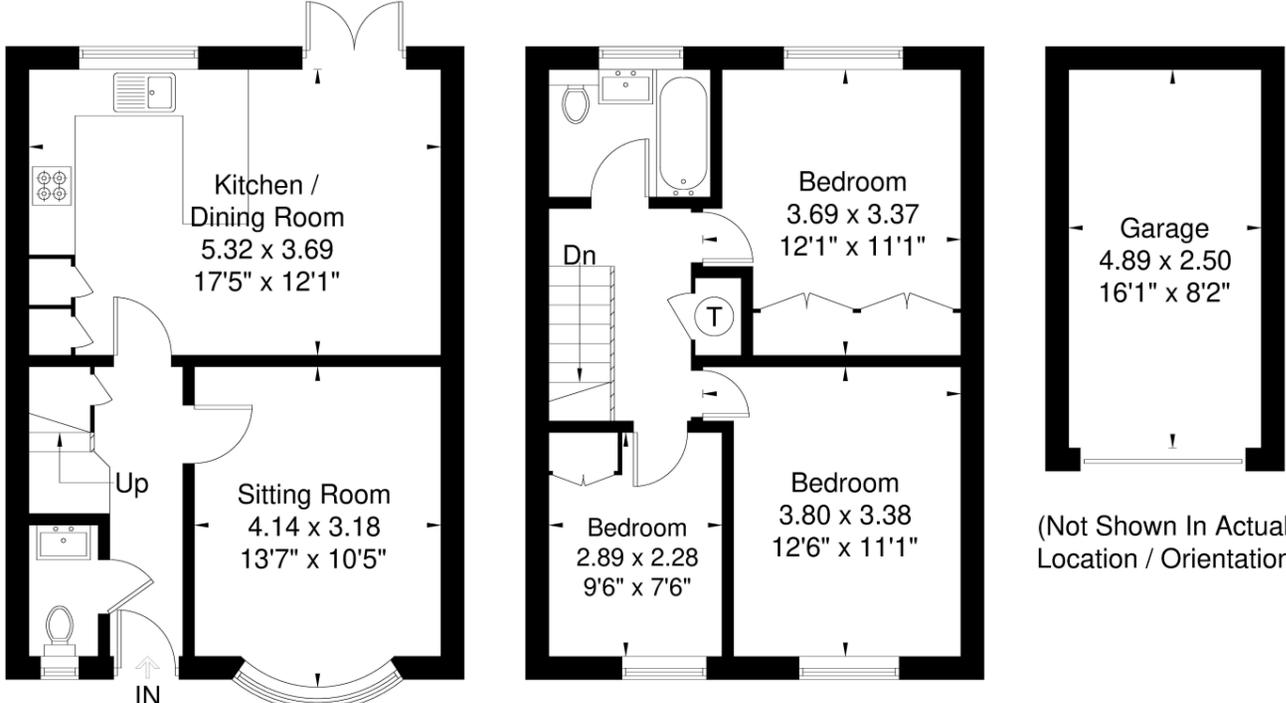
Property Information

-  SOUGHT AFTER LOCATION
-  GARAGE
-  CONTEMPORARY THROUGHOUT
-  CLOSE TO MOTORWAY LINKS
-  THREE BEDROOMS
-  LARGE PRIVATE GARDEN
-  WITHIN CATCHMENT TO HIGHLY RATED SCHOOLS
-  BUCKS GRAMMAR SCHOOL CATCHMENT

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

Floor Plan

Cranbrook Drive
 Approximate Gross Internal Area = 82.25 sq m / 885.33 sq ft
 Garage Area = 12.25 sq m / 131.85 sq ft
 Total Area = 94.5 sq m / 1017.19 sq ft



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.

Schools And Leisure

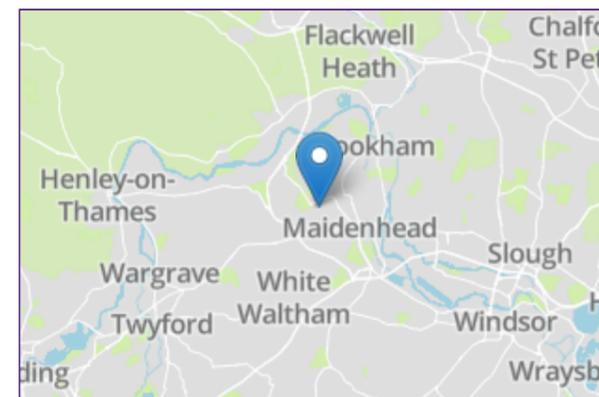
The surrounding area provides excellent schooling for children of all ages both in the private and state sector. The property is within walking distance of the Furze Platt Infant schools and Courthouse Junior School as well as being in catchment for the Bucks Grammar Schools.

The ever popular Pinkneys Green is a short stroll away and there are numerous sports clubs including tennis, rugby, rowing, hockey 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. Nearby amenities include the newly opened Braywick Leisure Centre, a multiplex cinema, shops and restaurants.

Location

The property is ideally located for the commuter, 0.9 miles from Furze Platt Station and being less than 2 miles from Maidenhead Train Station which forms part of the Crossrail network. Convenient access and a short distance to the A308 providing access to the M4 and M40 and less than 20 miles from London Heathrow Airport.

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. 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	71	
(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			