



Located in a quiet cul de sac on the outskirts of Cox Green is this substantially extended four bedroom property which comes to the market in vacant possession and with no onward chain complications. To the ground floor is a porch with storage cupboard, a large reception room with ingenious built in storage, a light and airy kitchen, a conservatory enjoying views out onto the garden, a utility room, downstairs wc and internal large garage.

The first floor hosts a very spacious master bedroom with a separate dressing room and en suite, two further double bedrooms, a good sized single and a family bathroom.

Externally, is a delightful private garden which wraps around the property and includes a patio and a number of outbuildings. To the front is a well maintained front garden and driveway parking for multiple cars

This extensive property which was purchased by the current vendors in 1967 is ripe for renovation and would make a wonderful family home

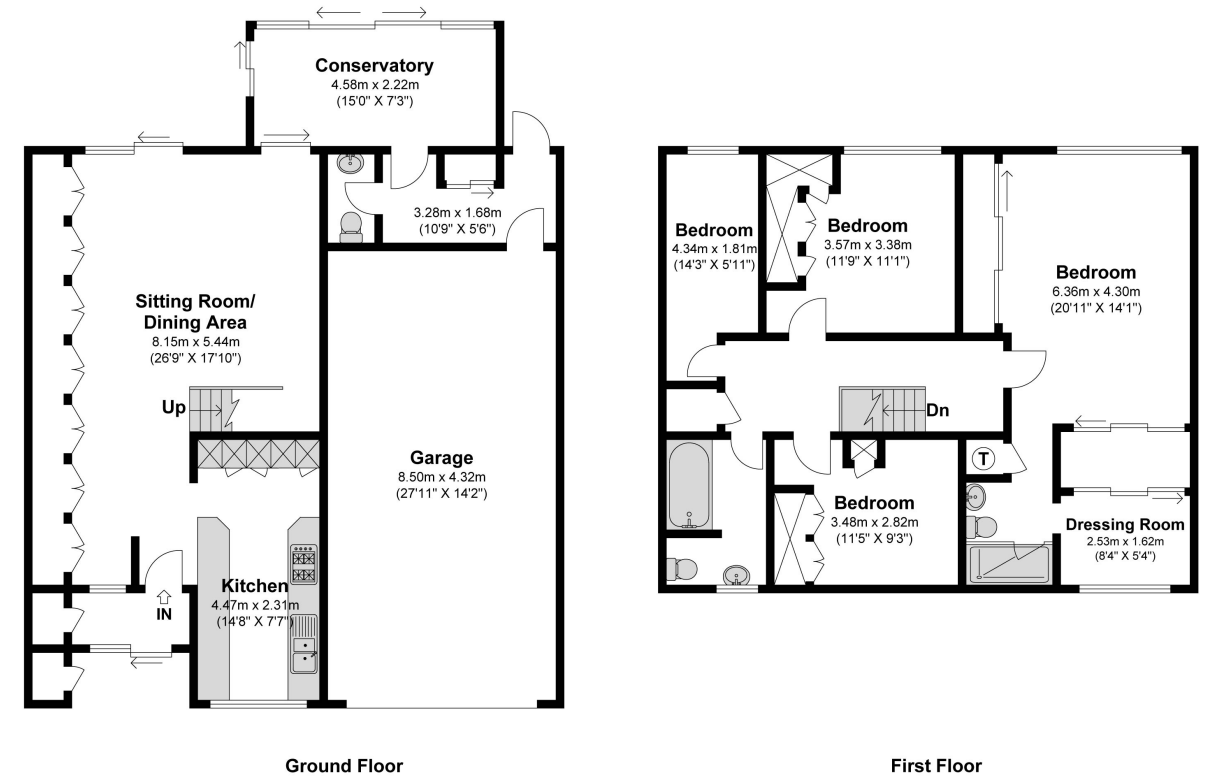
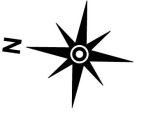


-  NO CHAIN
-  CUL DE SAC LOCATION
-  CORNER PLOT
-  EXTENDED
-  VACANT AND AVAILABLE IMMEDIATELY
-  FOUR BEDROOMS
-  CLOSE TO LOCAL GOOD SCHOOLS
-  GARAGE

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



Merton Close
 Approximate Floor Area
 1643.32 Square feet 152.67 Square metres (Excluding Garage)
 Garage Area 395.25 Square feet 36.72 Square metres
 Total Area 2038.57 Square feet 189.39 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.

External

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Location

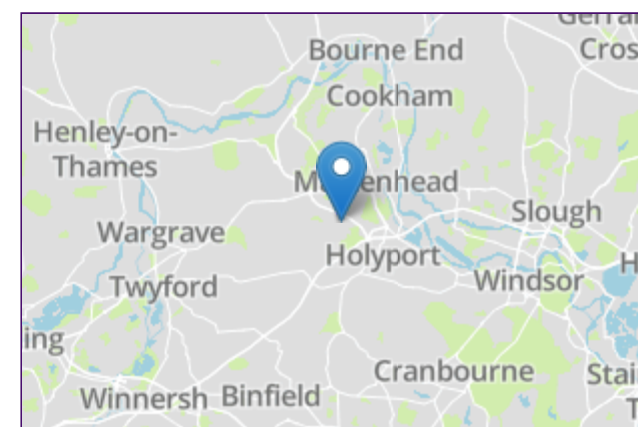
The property is on the outskirts of the popular Cox Green area of Maidenhead, less than 5 minutes' drive from the town centre and train station and with easy access to the A404M and M4. There is a selection of nearby schooling options as well as day to day amenities such a convenience stores within walking distance too. Ockwells Park is located just a short distance away and is the perfect spot for dog walking

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.

Council Tax

Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(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		EU Directive 2002/91/EC	