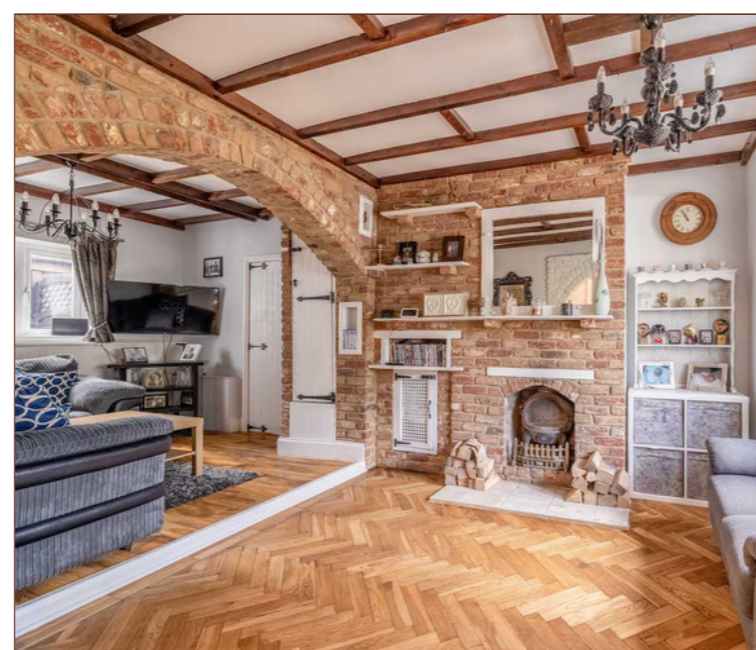
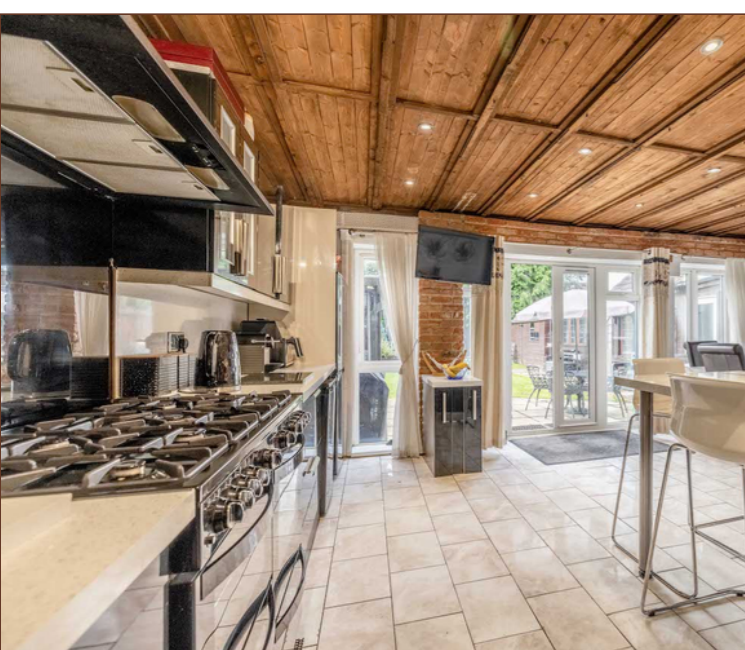




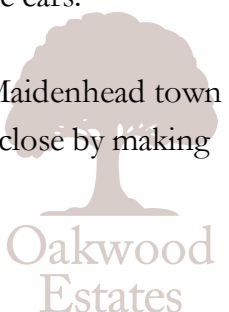
An extended five double bedroom detached family home situated in a prime residential area of Maidenhead. To the ground floor is a welcoming hallway leading to a wonderfully light and bright reception room with bay window and feature fireplace, there is also a modern downstairs shower room and useful utility room. Also off the hallway are the study and family room which leads to the "hub of the home" kitchen/dining room which provides the perfect space for dining, entertaining and access to the rear terrace and garden.














To the first floor the rear aspect principal bedroom features a contemporary en-suite shower room. The four further double bedrooms are all well proportioned and benefit from a family bathroom. Access to the loft room is via the second bedroom.

Externally, the rear garden is approached via a wide patio leading to level lawn bounded by panelled fencing and shrub borders. To the side of the garden sits the detached studio/games room/office and a further outbuilding (currently used as a gym). To the front is driveway parking for multiple cars.

This versatile property is ideally located in a sought after area being just a short drive from Maidenhead town centre and the Crossrail station. There are also a number of good and outstanding schools close by making this the perfect family home.



## Property Information

-  SOLAR PANELS
-  FIVE DOUBLE BEDROOMS
-  LARGE KITCHEN/DINING ROOM
-  THREE BATH/SHOWER ROOMS
-  LANDSCAPED LEVEL GARDEN
-  DRIVEWAY PARKING FOR SEVERAL CARS
-  PRIME LOCATION TO NEWLANDS GIRLS SCHOOL
-  TWO RECEPTION ROOMS
-  UTILITY
-  LOFT ROOM
-  DETACHED STUDIO

					
x5	x3	x3	x3	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

### Outside

Externally, the rear garden is approached via a wide patio leading to level lawn bounded by panelled fencing and shrub borders. To the side of the garden sits the detached studio/games room/office and a further outbuilding (currently used as a gym). To the front is driveway parking for multiple cars.

### Location

The property is ideally located for the commuter, being just over two 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.

### Schools And Leisure

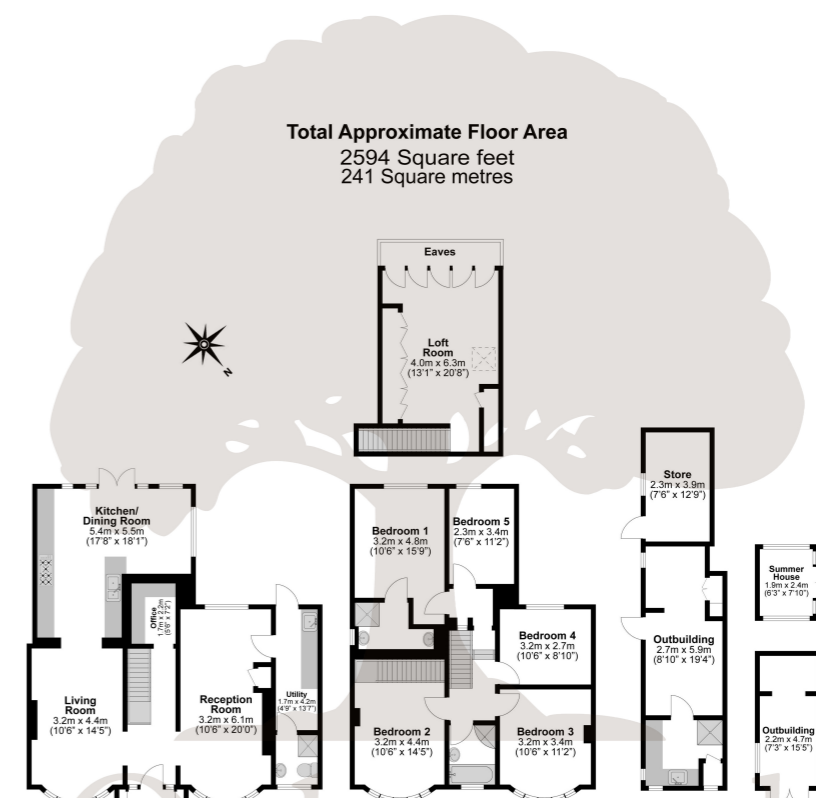
The property is located within catchment for Newlands Girls School and there is a good selection of other good and outstanding schools close by including Claire's Court Junior Boys School There are numerous local sports clubs including tennis, rugby, rowing and football, various fitness centres and racing 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, Braywick Leisure centre, a multiplex cinema, shops and restaurants.

EPC AWAITED

### Council Tax

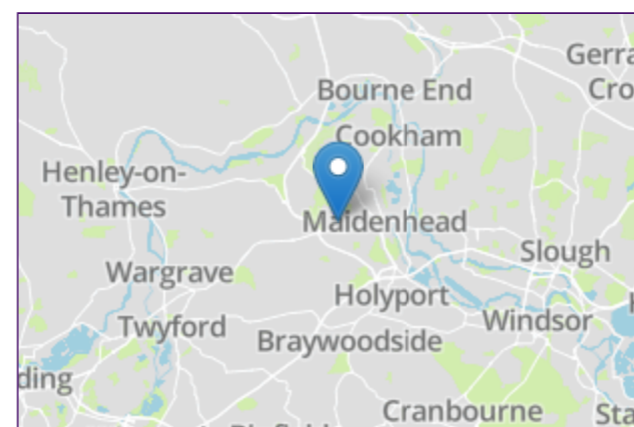
Band F

## Floor Plan



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		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	