



BEAUTIFULLY PRESENTED Nestled in the heart of Maidenhead, this delightful three bedroom semi detached house offers a perfect blend of modern convenience and low maintenance living having undergone recent renovations. With its sought-after location and thoughtful layout, this home is ideal for first-time buyers, small families, or investors alike.

To the ground floor, an entrance porch opens up to the well sized front sitting room. This in turn leads on to the open plan kitchen/diner with a patio door to the garden. There is a side door in the kitchen providing access to a lean to for extra storage.

To the first floor, a modern family bathroom, two double bedrooms and a single bedroom. There is access to the loft space which provides ample storage.

Externally, the well maintained garden features a sunny patio area and AstroTurf grass making it low maintenance.

To the front of the property there is driveway parking for one car. Viewings are highly recommended.

Property Information

 THREE BEDROOMS

 SOUGHT AFTER LOCATION

 NEWLY RENOVATED

 OPEN PLAN LIVING

 DRIVEWAY PARKING

 LOW MAINTENANCE REAR GARDEN

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

Location

The property is ideally located for the commuter, being only 1 mile from Maidenhead Train Station which forms part of Crossrail and a short distance to the A404 providing access to the M4 and M40. Maidenhead is a large town in the Royal Borough of Windsor and Maidenhead offering a good range of well known High Street retailers, complimented by a wide variety of independent and specialist stores. The town is currently under regeneration with a new shopping experience in development along with the addition of many new bars and restaurants

Schools And Leisure

The property is located within catchment and walking distance of Newlands Girls 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.

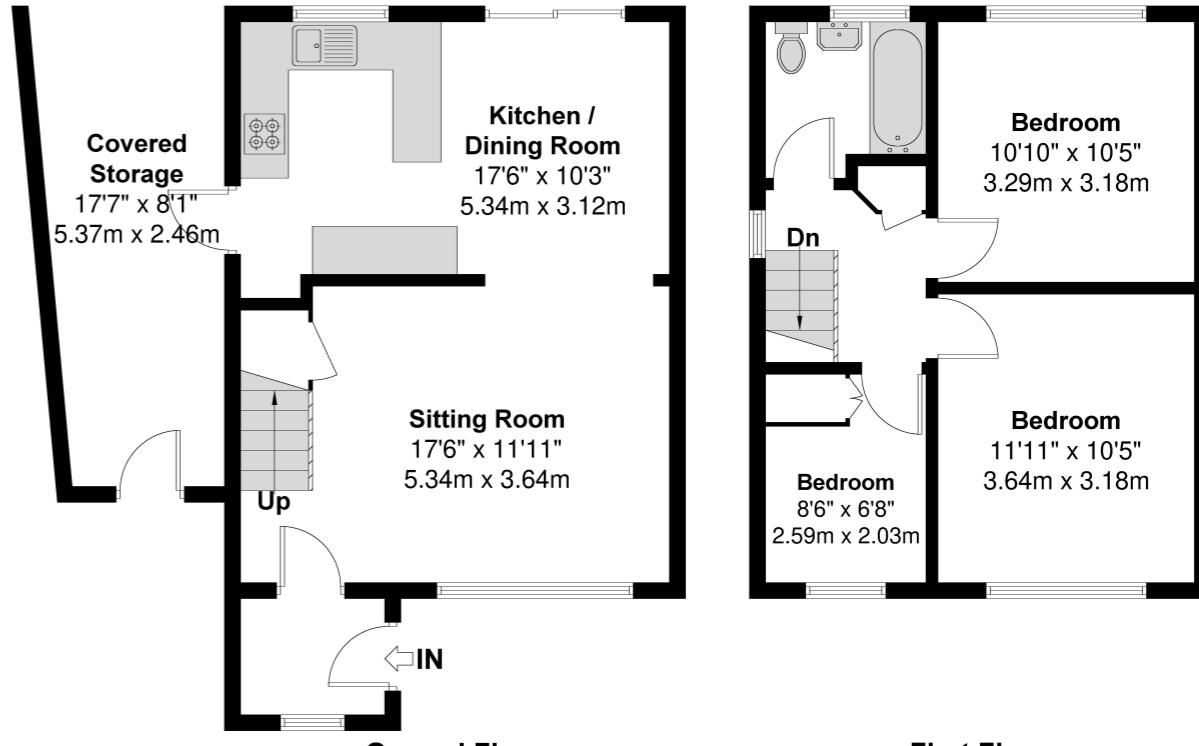
Council Tax

Band D



Floor Plan

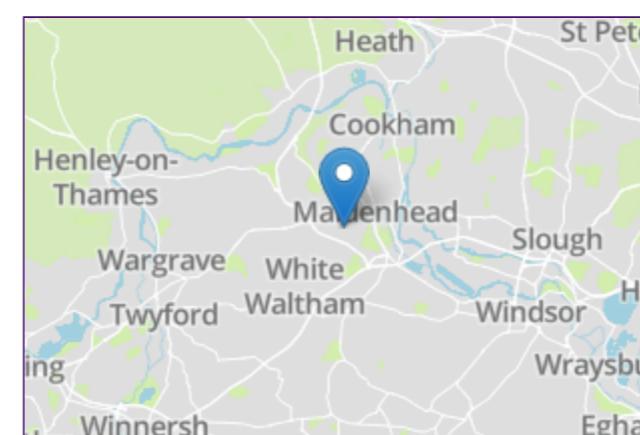
Boyne Hill Road
Approximate Floor Area = 77.87 Square meters / 838.18 Square feet
Covered Storage = 13.05 Square meters / 140.46 Square feet
Total Area = 90.92 Square meters / 978.64 Square feet



First Floor

Illustration 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 Govview.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	85
(81-91)	B	
(69-80)	C	66
(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		