



Unexpectedly re-available This immaculately presented detached property is ideally positioned in a quiet, residential area known for its friendly community and proximity to green spaces, highly regarded schools, and excellent commuter connections. The home offers a well-balanced layout with generous living space and modern upgrades, perfect for modern family living.

The ground floor features a bright and welcoming entrance hallway, a spacious lounge with bay window leading on to the dining room, a modern kitchen with contemporary fittings, and a stylish W.C. A conservatory has been thoughtfully added to the rear, providing extra space for relaxing or entertaining, with lovely views over the garden.

Upstairs, there are four well-proportioned bedrooms, offering flexibility for families, guests, or home working. The interior is finished in a clean, modern style, allowing buyers to move straight in and enjoy. A family bathroom completes the first floor layout.

Outside, the property benefits from a private rear garden, ideal for children or outdoor dining and a driveway at the front provides off-street parking for 2 vehicles, there is also a single garage.

Springfield Park is a popular and well-connected location in the centre of the conservation village of Holyport with its village green, cosy pubs and local shops and is just a short drive or walk to Maidenhead town centre and train station, with fast services to London via the Elizabeth Line. Local road links via the A404 and M4 are also close by, making this a convenient base for commuters. The property is in catchment area for Holyport college making this house a perfect option for families looking to access fantastic schooling.

Property Information

- FOUR BEDROOMS
- VILLAGE LOCATION
- TWO RECEPTION ROOMS
- CONSERVATORY

- DETACHED HOUSE
- GARAGE & DRIVEWAY PARKING
- MODERN KITCHEN
- HOLYPORT COLLEGE CATCHMENT

x4	x2	x1	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Location

This property is conveniently located in the village of Holyport within easy reach of Maidenhead Town Centre and the Crossrail Railway station providing fast links into London Paddington (fast trains approx. 20 minutes).. For the commuter by car, junction 8/9 of the M4 via the A404(M) or A308(M) are within easy reach - providing access to the M25, Heathrow Airport, London and the West Country.

Schools And Leisure

The surrounding area provides excellent schooling for children of all ages both in the private and state sector. There are

numerous 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, which is within easy reach. The local area has many walking trails, including the routes through the village into Fifield and beyond. Nearby amenities include the newly opened Braywick Leisure Centre, a multiplex cinema, shops and restaurants.

Council Tax

Band E

Floor Plan



Springfield Park

Approximate Floor Area = 125.34 Square meters / 1349.15 Square feet
Garage Area = 13.23 Square meters / 142.40 Square feet
Total Area = 138.57 Square meters / 1491.55 Square feet

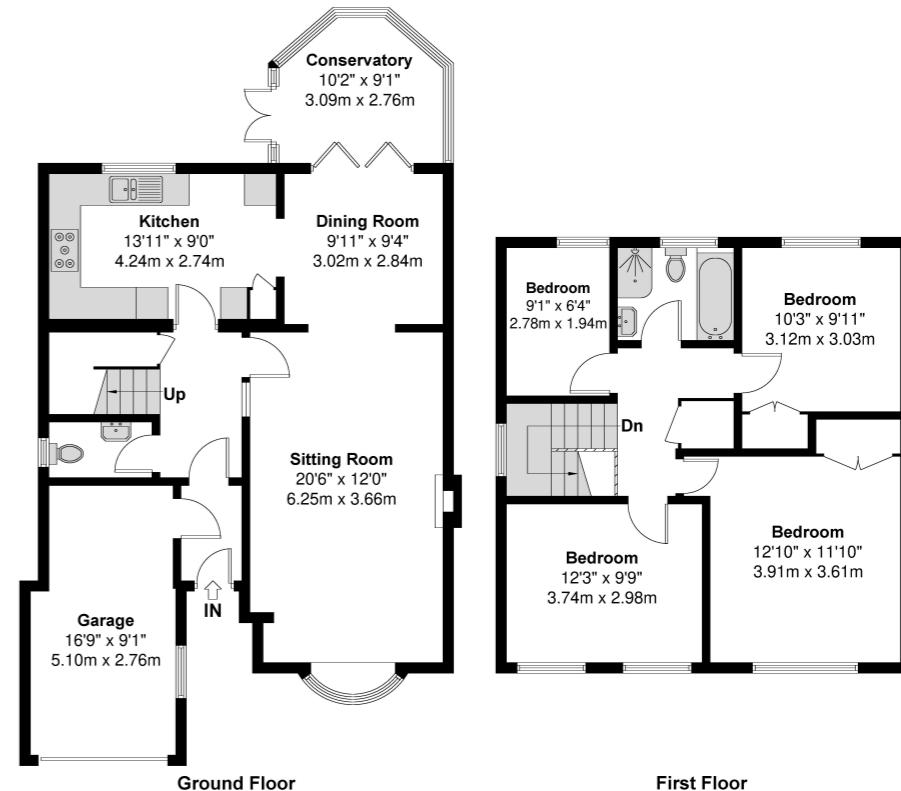
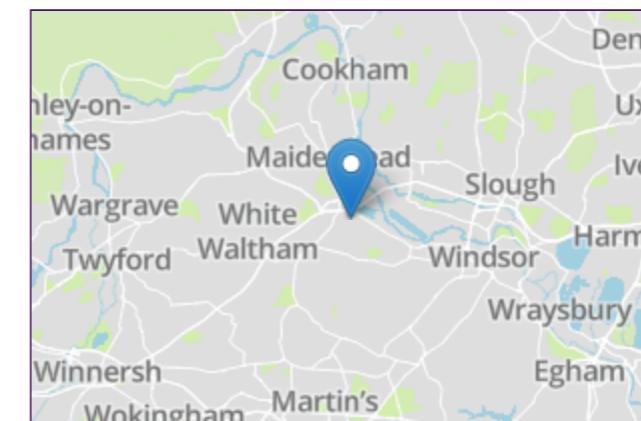


Illustration for identification purposes only,
measurements are approximate, not to scale.

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		
(81-91)	B		81
(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			