

This attractive and extended semi detached family home is situated in a sought after cul-de-sac and offers spacious and versatile accommodation.

The ground floor features a generously sized living room, bathed in natural light from the large bay window, creating a warm and inviting atmosphere. The heart of the home is the modern open plan kitchen/dining/family room and is perfect for family meals and entertaining guests.

There is a study, utility and W.C on the ground floor along with internal access to the double garage.

To the first floor, the property offers four well-proportioned bedrooms with a large shower room and a family bathroom. There is loft access which could be converted into further bedrooms subject to planning.

One of the highlights of this property is the good sized, South facing rear garden which has a glass roofed veranda meaning you can enjoy the patio area in all weathers. It features a large lawn area and an array of attractive flower and shrub plantings. There is also access to the car port from the rear garden. To the front, there is driveway parking for several cars. This house would make a lovely family home due to its spacious layout spanning just under 2000 sq ft and catchment area for several fantastic schools including Newlands Girls School and Desborough Boys School.

Property Information

- FOUR DOUBLE BEDROOMS
- POTENTIAL TO EXTEND (STPP)
- OPEN PLAN KITCHEN/LIVING AREA
- SHORT COMMUTE TO MAIDENHEAD STATION (ELIZABETH LINE)

- DOUBLE GARAGE & DRIVEWAY
- PARKING
- THREE RECEPTION ROOMS
- QUIET AND PEACEFUL CUL DE SAC
- GARDEN WITH GLASS ROOF VERANDA

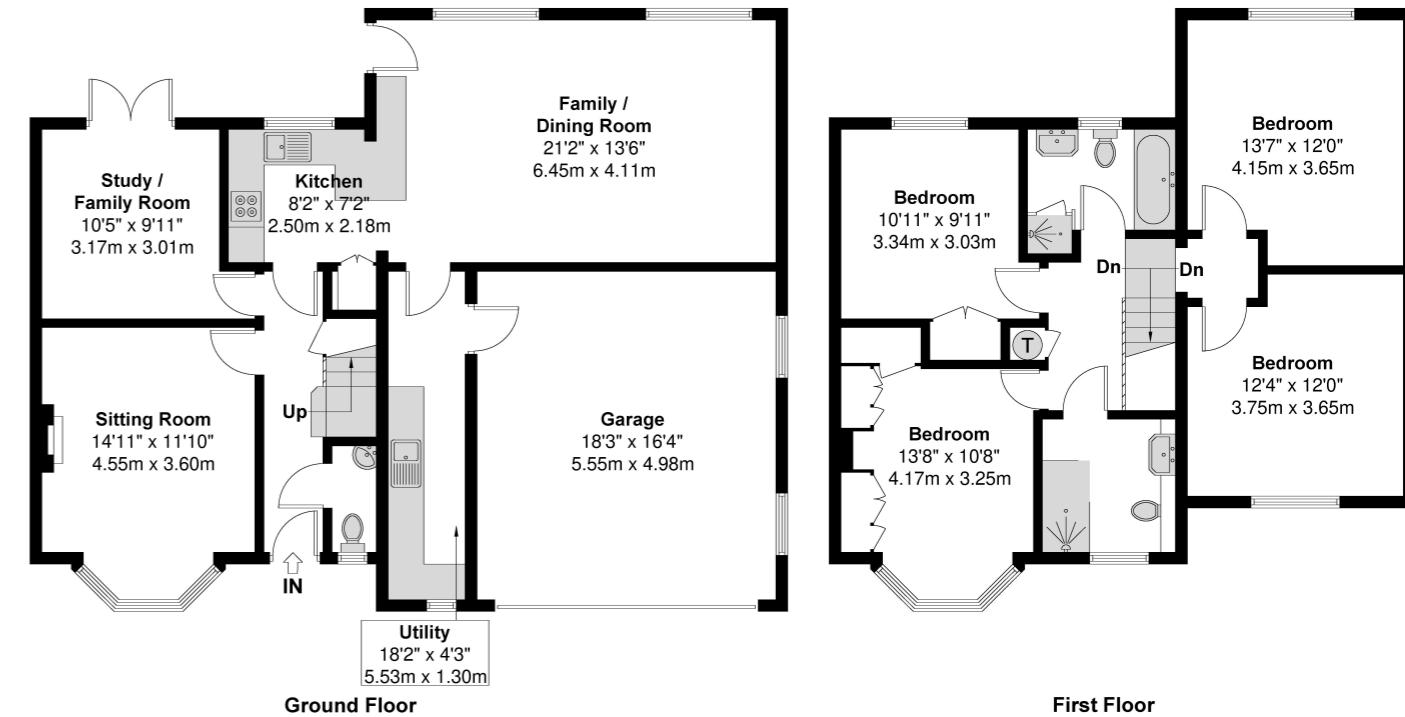


Floor Plan



Shirley Road

Approximate Floor Area = 150.28 Square meters / 1617.60 Square feet
Garage Area = 28.03 Square meters / 301.71 Square feet
Total Area = 178.31 Square meters / 1919.31 Square feet



Ground Floor

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.

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.

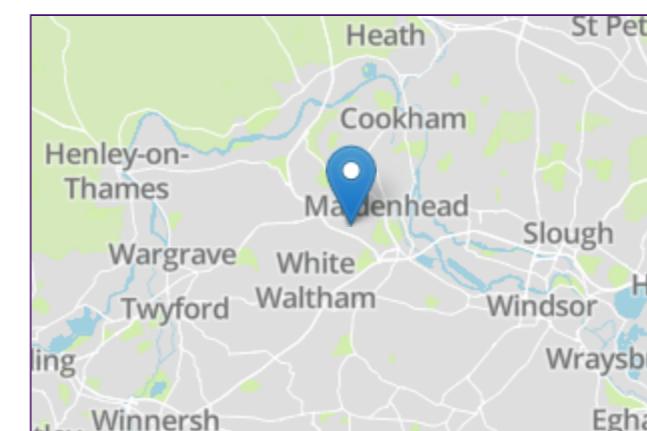
Location

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 and Heathrow airport. 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 and the property is within a short walk to several local shops.

Council Tax

Band D



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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	76
EU Directive 2002/91/EC			