









Ideally situated in the heart of popular Cox Green is an extended three/four bedroom terraced property which comes to the market with no onward chain complications. To the ground floor is a welcoming porch leading to a light and airy double length reception/diner with doors out onto the patio. The contemporary kitchen has been recently fitted and benefits from ample storage and built in appliances. The second reception room is found at the rear and would make an ideal study or fourth bedroom and there is a useful utility space with downstairs wc

The second floor hosts the principal bedroom which is an excellent size with a separate en suite bathroom and built in storage. There are two further good sized bedrooms and a well appointed family bathroom

Externally and to the rear is a sunny patio and well maintained garden with mature border shrubs and trees. To the front is driveway parking for two vehicles

This well presented property would make the ideal first time purchase and is within catchment for many good and outstanding schools



-  NO CHAIN
-  TWO RECEPTION ROOMS
-  PRIVATE GARDEN AND DRIVEWAY
-  TWO BATHROOM (1 EN-SUITE)
-  CONTEMPORARY KITCHEN
-  POPULAR RESIDENTIAL AREA

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



Farmers Way
Approximate Floor Area = 104.03 Square meters / 1119.76 Square feet

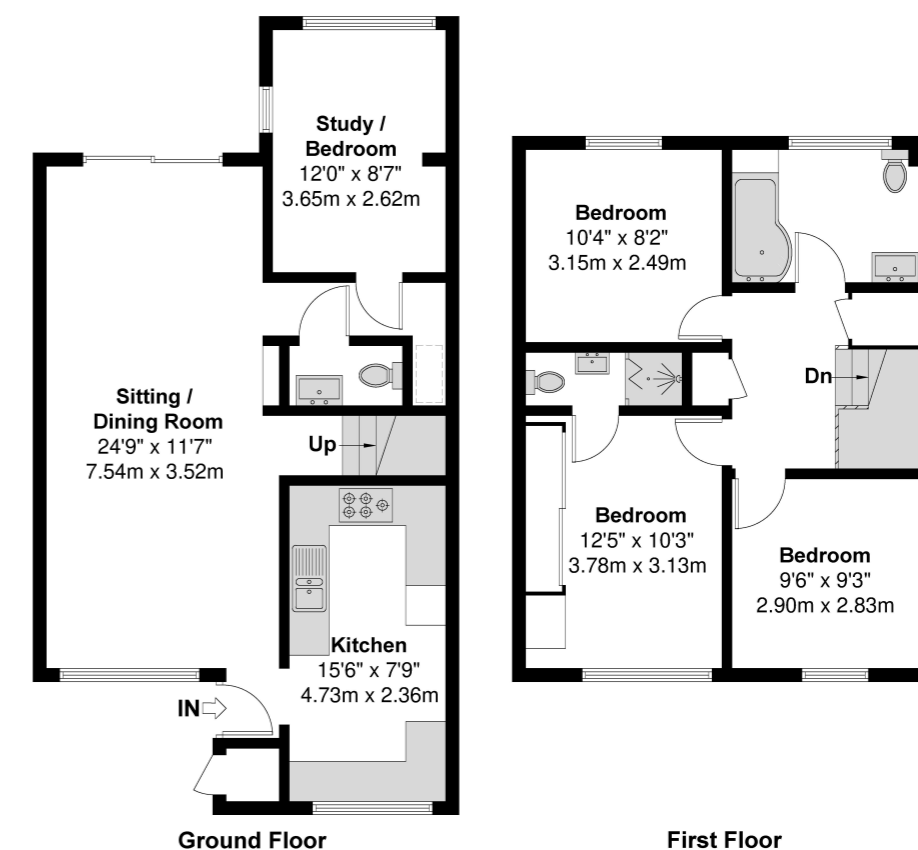


Illustration for identification purposes only, measurements are approximate, not to scale.

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 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.

Schools And Leisure

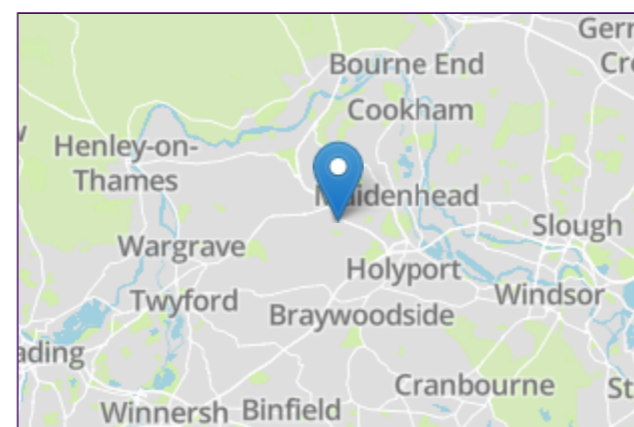
The property is located within catchment of many good and outstanding schools including St Edmund Primary School and Newlands Girls School. There are numerous local sports clubs including tennis, rugby, rowing and football, various fitness centres and racing at Ascot and Windsor. The River Thames can also be accessed at Maidenhead with many walks to be enjoyed along the Thames Path. Cox Green offers many local amenities including a local cafe, convenience store and pharmacy

Location

The setting is convenient for the road commuter with the A404(M) about 0.9 of a mile distant, which links to the M40 and M4 motorways. Maidenhead town centre is within

easy reach and offers shopping and a variety of restaurants, bars and cafes. The local area has many walking trails, including the National Trust land at Maidenhead Thicket and Pinkneys Green. Nearby leisure pursuits include Cox Green Leisure Centre, cricket clubs, Ockwells Park, watersports at Bray, Taplow and Dorney Lakes, and a leisure centre and nature reserve at Braywick Park. Maidenhead station is 2.7 miles with direct access to London Paddington and is served by the Elizabeth Line

Council Tax
Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			