

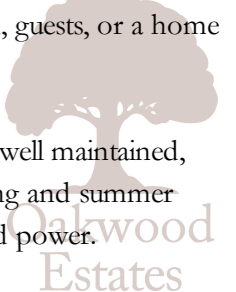


Welcome to this beautifully finished three-bedroom, semi-detached family home located in popular and well respected residential area. This exquisite property boasts a perfect blend of modern amenities and practical living, all within a short drive of Maidenhead train station and town centre, making it an ideal home for families and professionals alike. The accommodation provides 3 bedrooms, 18ft living/dining room, modern kitchen, family bathroom, cloakroom, landscaped garden and driveway parking for 2 cars.

As you step into the property, you are greeted by an inviting entrance porch that leads to the spacious hallway. The ground floor comprises a generous living room that flows seamlessly into the dining area, creating a perfect setting for family meals and social gatherings. The conservatory has been cleverly fitted with underfloor heating and an entertainment unit providing the perfect atmosphere for relaxation and entertainment. The modern kitchen is a standout feature, showcasing sleek countertops, contemporary fittings, high-end appliances, and ample storage space. There is also a cloakroom to the ground floor.

Upstairs, the property offers three well-proportioned bedrooms, each thoughtfully designed with comfort and style in mind. The master bedroom features large windows that bathe the room in natural light, along with a built-in wardrobe for added convenience. The additional two bedrooms are equally impressive, providing plenty of space for children, guests, or a home office. A modern family bathroom also serves the upstairs living quarters.

The easily maintained landscaped garden, offers a private oasis for outdoor enjoyment. The garden is well maintained, featuring a small area of lawn, raised flower beds, and a charming patio area perfect for alfresco dining and summer barbecues. There is side access to the front of the property and a shed to the rear with light and power.



## Property Information

-  THREE BEDROOMS
-  MODERN KITCHEN
-  EASILY MAINTAINED GARDEN
-  NEWLANDS GIRLS SCHOOL CATCHMENT
-  SINGLE GARAGE IN NEARBY BLOCK
-  18 FT LIVING / DINING ROOM
-  CONSERVATORY WITH UNDERFLOOR HEATING
-  DRIVEWAY PARKING FOR TWO CARS
-  BEAUTIFULLY FINISHED THROUGHOUT

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

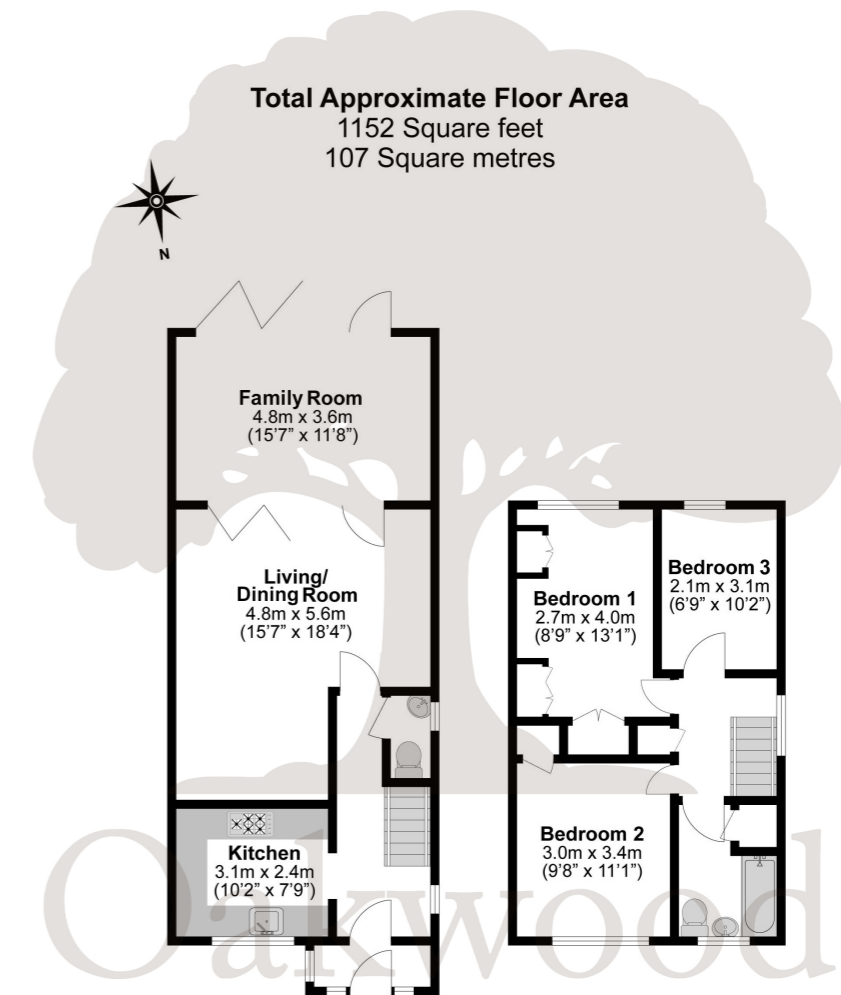
### Outside

The easily maintained landscaped garden, offers a private oasis for outdoor enjoyment. The garden is well maintained, featuring a small area of lawn, raised flower bed to one side, and a charming patio area perfect for alfresco dining and summer barbecues. There is side access to the front of the property and a shed to the rear with light and power.

### Location

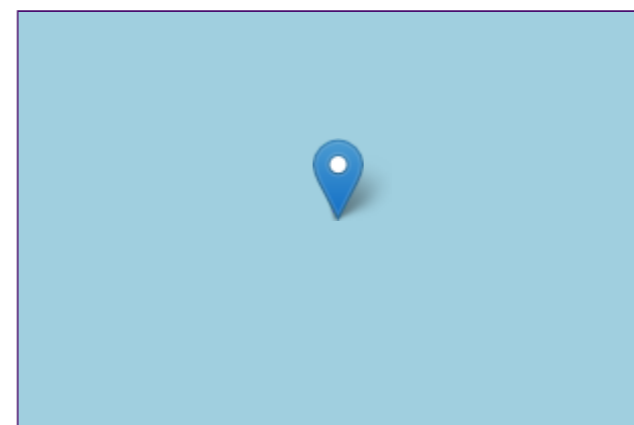
The setting is convenient for the road commuter with the A404(M) about 0.9 of a mile distant, which links to the M40 and M4 motorways. Maidenhead town centre is within easy reach and offers shopping and a variety of restaurants, bars and cafes in the Waterside Quarter. The local area has many walking 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.

## 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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>	<b>72</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			