



A superb detached family home ideally situated in a popular location which comes to the market in excellent condition. To the ground floor is a large welcoming hallway, a light and bright 30ft reception room with feature fireplace and french doors out on the patio, a modern kitchen with space for dining, a downstairs wc and a conservatory/utility room. The large annexe which has it's own side entrance features a kitchenette, shower room and ample living accommodation.

To the first floor are three spacious double bedrooms, a well appointed family bathroom and a delightful principal bedroom with built in storage and en suite bathroom.

Externally, the large garden is mainly set to lawn with tall bordering trees and shrubs and the sunny patio is ideal for outdoor dining

This wonderful property is ideally located just a short walk from Bray Village and only 1.8 miles from Maidenhead Town Centre and Crossrail station

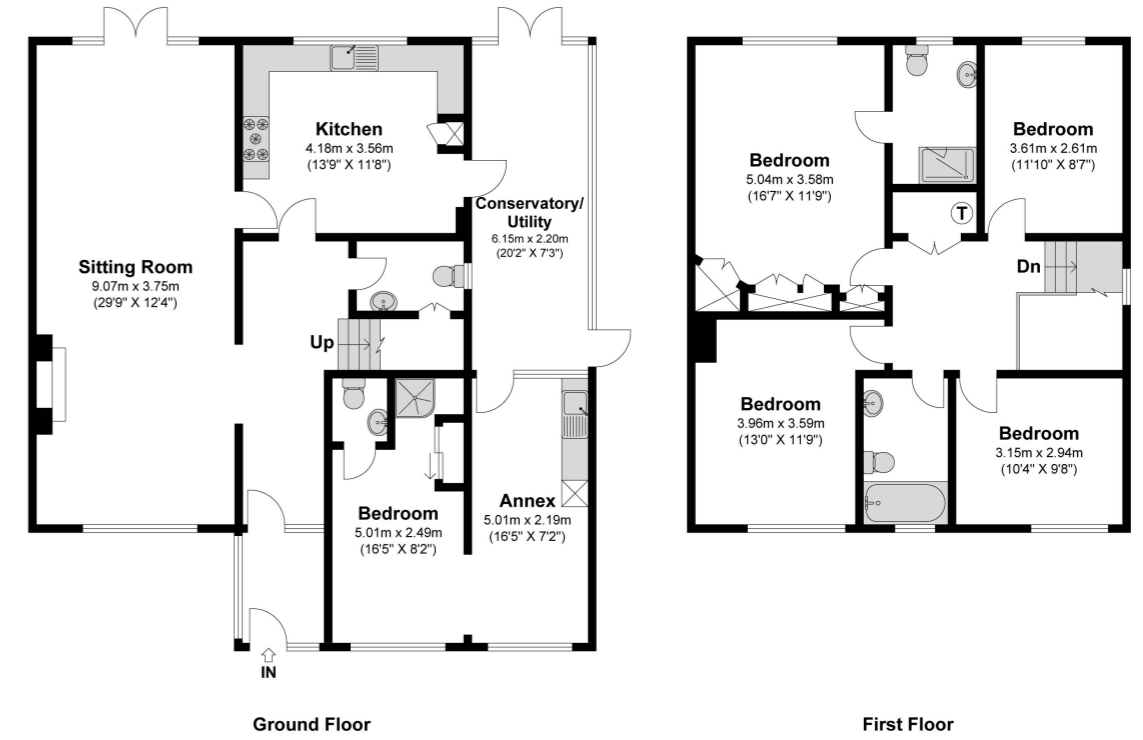


-  SELF CONTAINED ANNEXE WITH OWN ENTRANCE
-  EN SUITE AND FAMILY BATHROOM
-  UTILITY ROOM
-  LARGE GARDEN
-  WELL REGARDED LOCATION
-  DRIVEWAY PARKING
-  DOWNSTAIRS WC
-  FOUR BEDROOMS

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



Bray Court
Approximate Floor Area 1964.84 Square feet 182.54 Square metres



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.

Location

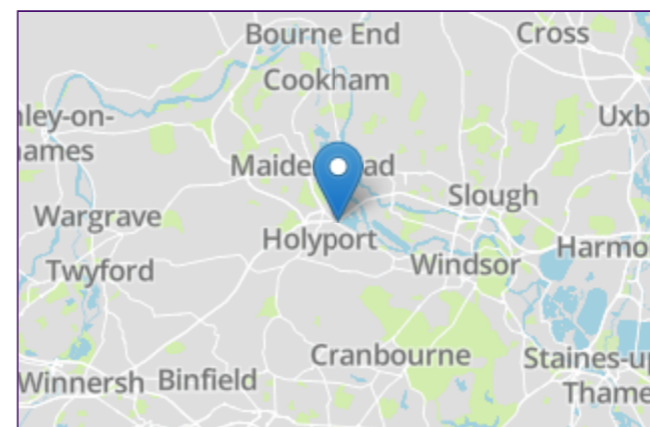
The property is in a popular part of Maidenhead just a short drive from the town centre and train station and within easy access to the A308 and M4. Bray village is just a short walk away providing an array of excellent and well renowned pubs and restaurants. Bray Lake is located close by which provides excellent walking routes as well as many watersports

School 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. Maidenhead Riverside is within easy reach and offers many family orientated activities at Ray Mill Island. The local area has an array of walking trails with the villages of Holyport and Fifield a short distance away. Nearby amenities include golf, an indoor swimming pool and Braywick Leisure centre, a multiplex cinema, shops and restaurants.

Council Tax

Band F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	82
(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	