

A substantial family home located in a premium location on the outskirts of Bray Village which comes to the market with no onward chain complications. The property is currently configured as a four bedroom main house and a two bedroom annex and there is further scope to split the property into three separate dwellings STP or encompass the whole footprint into one significant home. To the ground floor is a large welcoming hallway, a bright reception room which is currently being used as a seventh bedroom, a further large reception room with feature fireplace, a wc, a fully equipt kitchen with breakfast bar and an elegant dining room with doors out on the garden.

On the first floor is a good sized master bedroom with en suite bathroom, two double bedrooms, a single bedroom and a well appointed family bathroom










The spacious annex consists of a kitchen, two large reception rooms, two double bedrooms and a family bathroom

Externally, there is a large, private garden bordered by well established trees and shrubs, a sizeable patio area and two outbuildings. To the front of the property is driveway parking for up to four cars.

This exceptional family home is located in a quiet cul de sac, ideally positioned for Bray Village, Holyport and Maidenhead Town Centre



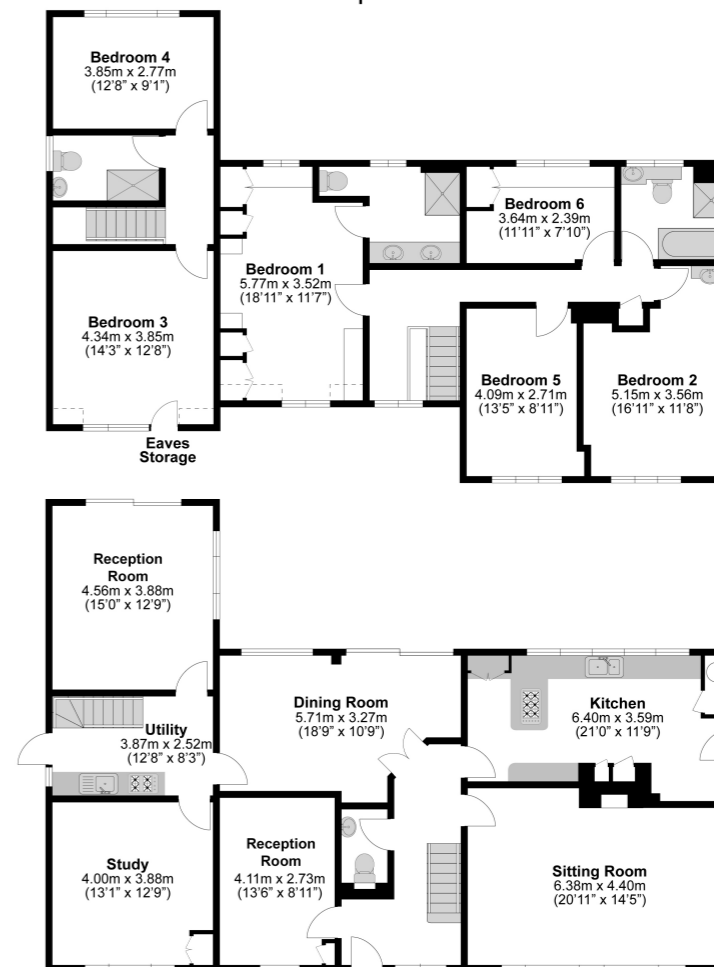
Oakwood Estates

-  NO CHAIN
-  THREE BATHROOMS
-  EXCELLENT SCHOOLS CLOSE BY
-  BRAY OUTSKIRTS
-  CLOSE TO MAIDENHEAD AND CROSSRAIL STATION
-  SIX BEDROOMS
-  FIVE RECEPTION ROOMS
-  LARGE PRIVATE GARDEN
-  PARKING FOR MULTIPLE CARS

					
x6	x5	x3	x4	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

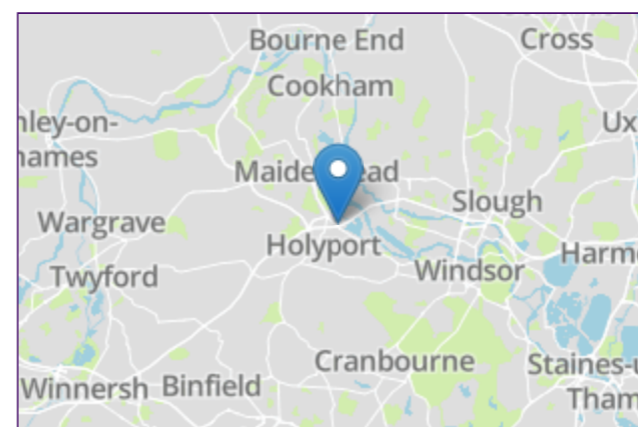


Total Approximate Floor Area
3164 Square feet
294 Square metres



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	68	78
(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	

External

Externally, there is a large, private garden bordered by well established trees and shrubs, a sizeable patio area and two outbuildings. To the front of the property is driveway parking for up to four cars.

Schools And Leisure

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 as well as riverside walks to Windsor. Nearby amenities include numerous golf courses, the new Braywick Leisure centre, a multiplex cinema, shops and restaurants. There are also a number of good and excellent schools close including Braywick Primary School

Location

The property is in a popular part of Maidenhead just a short drive from the town centre and train station. The Crossrail station provides fast links into London Paddington (fast trains approx. 20 minutes). Bray village is a short walk away where there are a number of well renowned pubs and restaurants including The Fat Duck and The Hinds Head. Maidenhead town centre is currently under redevelopment which will provide an excellent array of leading retail shops and restaurants. 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.