

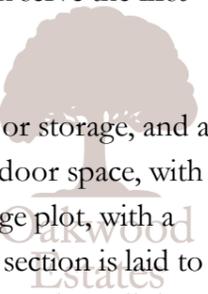


Nestled in a well regarded and quiet cul-de-sac location, this beautifully finished four bedroom detached family home offers the perfect blend of elegance, comfort, and space, with its charming landscaped garden and all within a short drive of Maidenhead town centre and railway station (Elizabeth Line).

On the ground floor, the property opens with a welcoming hallway leading to a generously proportioned sitting room, bathed in natural light from large windows and offering ample space for family living and entertaining. A separate dining room provides a more formal setting for meals and gatherings, while the spacious kitchen offers plenty of storage and preparation space with views over the rear garden. A useful downstairs W.C. and under-stair storage add to the practicality of the ground floor layout.

Upstairs, the first floor comprises four well-proportioned bedrooms. The principal bedroom is a generous double with ample space with two double fitted wardrobes, and bedroom furniture. Three further double bedrooms offer flexibility for families, guests, or home working. A modern family bathroom serve the first floor, providing convenience for busy households.

Externally, the property benefits from a detached garage with power, ideal for secure parking or storage, and a private driveway offering additional off-street parking. The rear garden provides a lovely outdoor space, with potential for landscaping or outdoor dining areas. The property sits on a larger than average plot, with a lovely spacious wrap around garden, which has the benefit of not being overlooked. A small section is laid to lawn, surrounded by herbaceous borders and fruit trees, great landscaping opportunity with outdoor dining



-  POTENTIAL TO EXTEND (S.T.P)
-  FAMILY BATHROOM AND ENSUITE
-  DETACHED FAMILY HOME
-  NO CHAIN
-  MASTER BEDROOM ENSUITE
-  SHORT DRIVE OF TOWN CENTRE AND STATION (ELIZABETH LINE)
-  DOUBLE GARAGE
-  FOUR DOUBLE BEDROOMS
-  GOOD SCHOOL CATCHMENT AREA
-  DRIVEWAY PARKING FOR FOUR CARS

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

Schools And Leisure

The surrounding area provides excellent schooling for children of all ages both in the private and state sector. The property is within walking distance of the Furze Platt Infant schools and Courthouse Junior School as well as being in catchment for the Bucks Grammar Schools.

The ever popular Oaken Grove Park is a short stroll away and there are numerous sports clubs including tennis, rugby, rowing, hockey and football, various fitness centres and racing at Ascot and Windsor. The River Thames can also be accessed at Maidenhead, which is within easy reach. Nearby amenities include the newly opened Braywick Leisure Centre, a multiplex cinema, shops and restaurants.



Balmoral
 Approximate Floor Area = 120.12 Square meters / 1292.97 Square feet
 Garage Area = 26.48 Square meters / 285.03 Square feet
 Total Area = 146.6 Square meters / 1578.00 Square feet

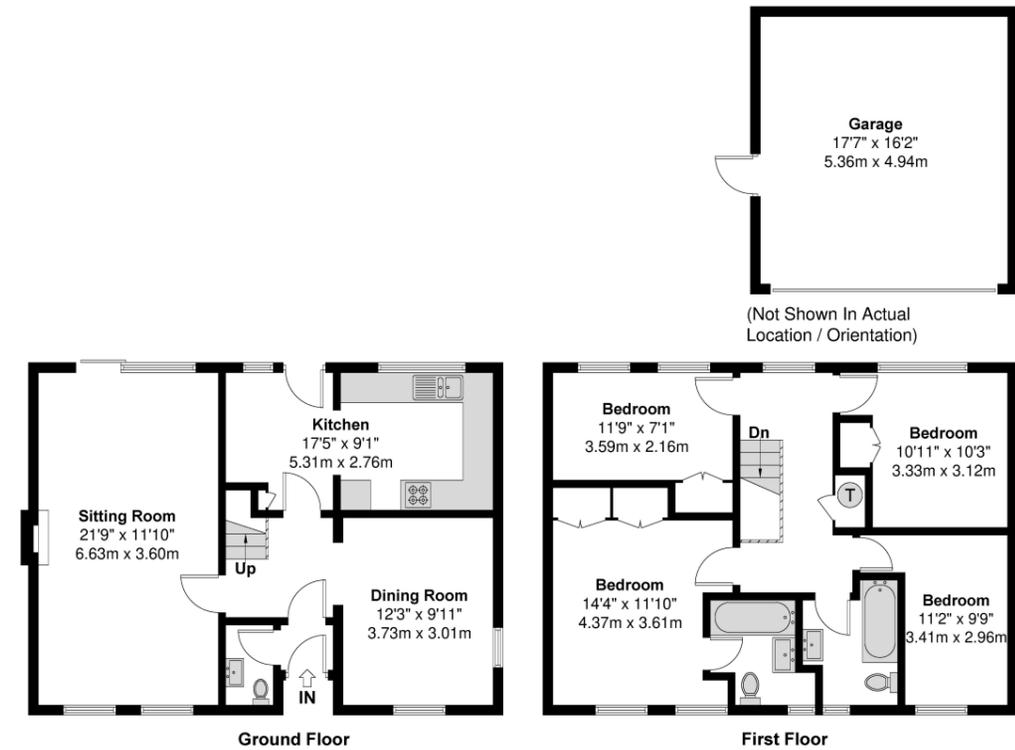
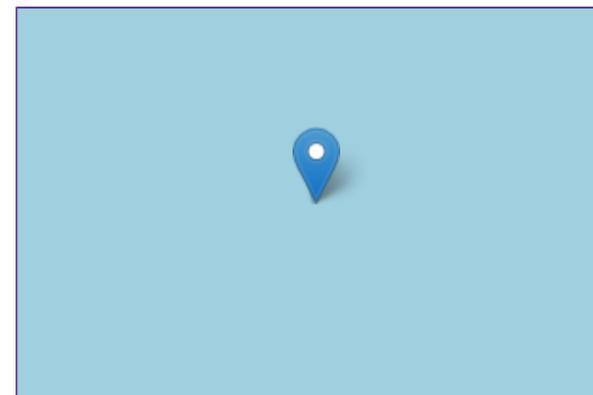


Illustration for identification purposes only, measurements are approximate, not to scale.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	