



**** NO ONWARD CHAIN****

Nestled in the heart of Holyport, this delightful two double bedroom cottage boasts the character and charm of typical properties from this period.









To the ground floor is a welcoming entrance hallway, a separate w/c and door leading to the well sized front sitting/dining room with beamed ceilings and feature fireplace. The kitchen is well appointed with plentiful storage, induction hob and oven with a door out to the rear garden. Completing the ground floor is a separate utility.


Stairs lead from the open plan sitting/dining room to the first floor where the two double bedrooms lie, one benefitting from built in storage and they are serviced by the family bathroom.

Externally, to the front of the property is a gated entrance with a front garden and driveway parking for one car (with the potential to expand the driveway to add space for another car). The garden wraps around the property which is mostly laid to lawn bordered with mature shrubs. There is a patio area with space for a table, bench and two chairs.



Property Information

-  NO ONWARD CHAIN
-  LARGE GARDEN
-  SEMI DETACHED HOUSE
-  POTENTIAL TO EXTEND (STPP)
-  TWO DOUBLE BEDROOMS
-  DRIVEWAY PARKING FOR 1 CAR WITH POTENTIAL TO EXTEND
-  COUNCIL TAX BAND - F
-  MAIDENHEAD CENTRE AND RAILWAY STATION (ELIZABETH LINE) IS EASILY ACCESSIBLE

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

Location

This property is conveniently located in the village of Holyport within easy reach of Maidenhead Town Centre and the Crossrail Railway station providing fast links into London Paddington (fast trains approx. 20 minutes). 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.

Sports 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 and Pinkneys Green. Nearby amenities include numerous golf courses, Braywick Leisure centre, a multiplex cinema, shops and restaurants. There are also a number of good and outstanding schools close by.

Council Tax

Band F

Floor Plan

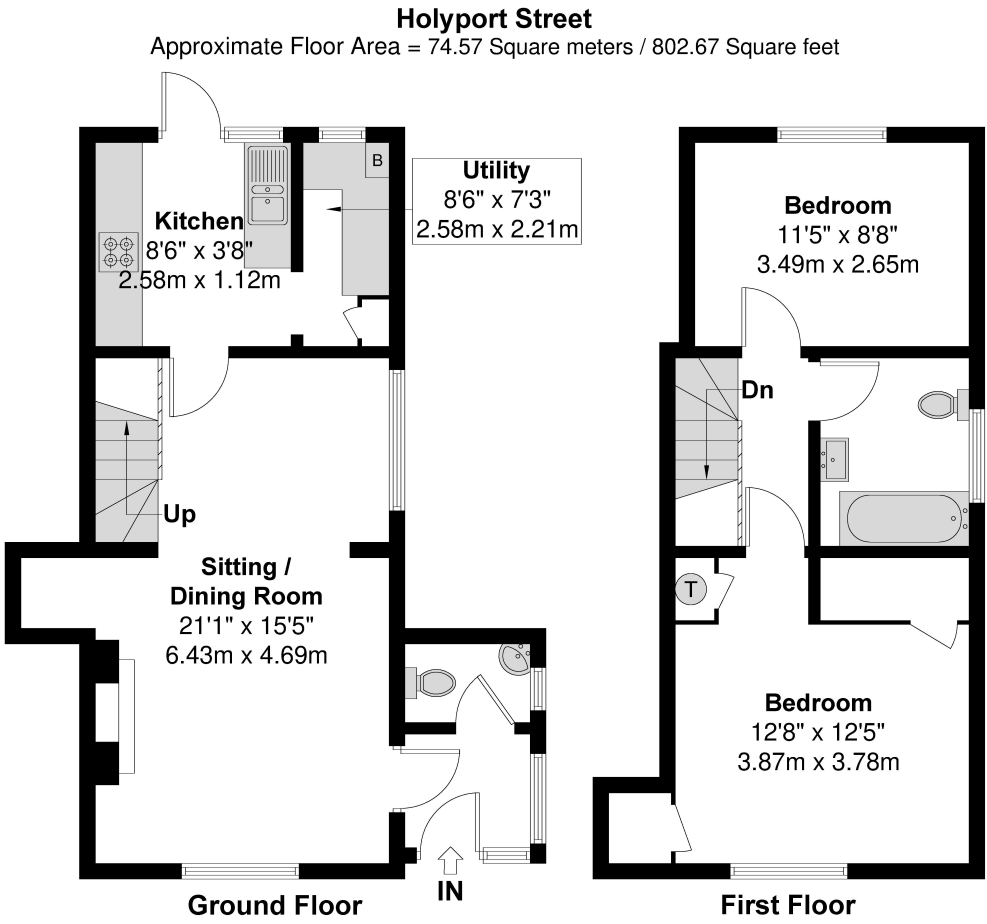


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

