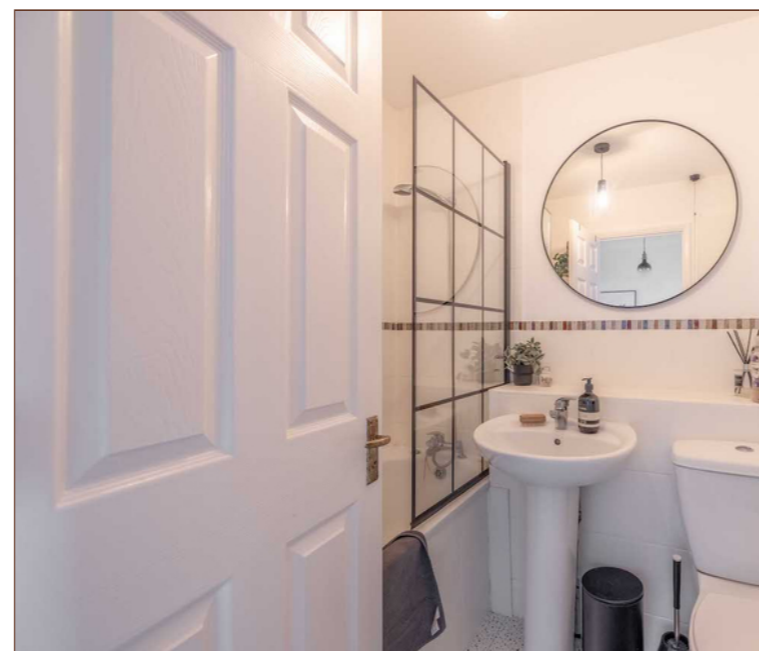


An opportunity to acquire a superb two bedroom mid terrace property in turn key condition and within easy reach of excellent schooling and the many commuter routes Maidenhead has to offer. To the ground floor is a good sized hallway leading to the newly fitted kitchen with contemporary floor and wall cabinets and built in appliances and to the rear is a light and bright reception room with space for dining and entertaining with doors out on the garden











On the first floor are two well sized double bedrooms with ample natural light and a well appointed, newly refurbished family bathroom

The garden has been transformed by the current vendor and now features an undercover wooded seating area with lights and power points, an easy to maintain lawn and a further private decked seating area. To the front of the property is allocated driveway parking

We feel this property is the ideal choice for a first time buyer or investor



Property Information

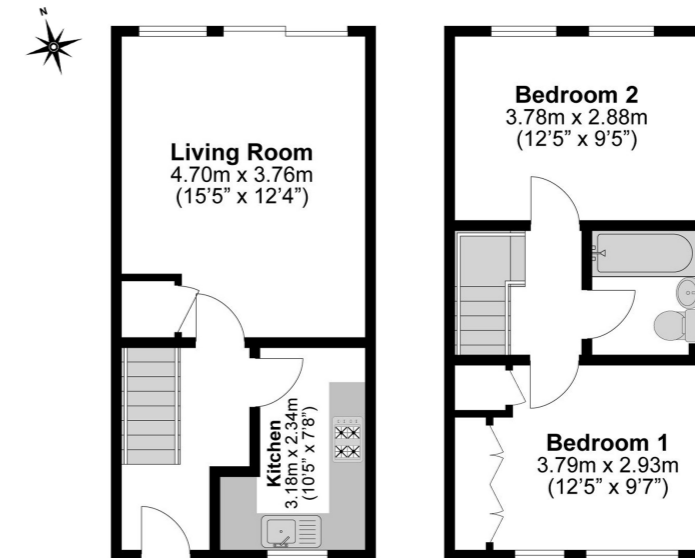
-  TWO DOUBLE BEDROOMS
-  LANDSCAPED GARDEN
-  CLOSE TO A NUMBER OF GOOD SCHOOLS
-  CLOSE TO M4 WITH LINKS TO M25 AND M40
-  NEWLY FITTED KITCHEN
-  OUTDOOR SEATING AREA WITH CANOPY
-  FAMILY BATHROOM
-  ALLOCATED PARKING

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

Floor Plan

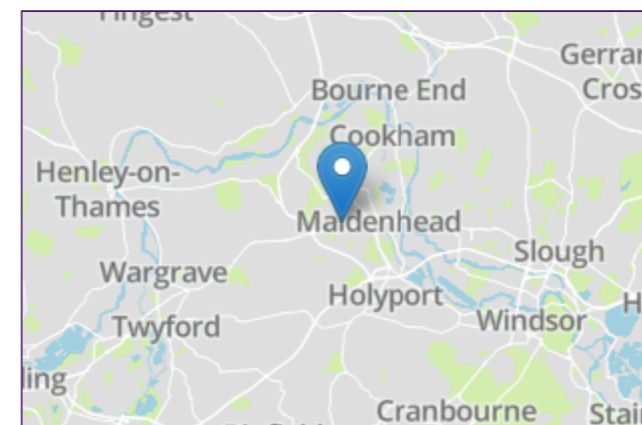


Total Approximate Floor Area
645 Square feet
60 Square metres



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+)	A		
(81-91)	B		88
(69-80)	C	74	
(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

Location

The property is situated in the popular St Marks area of Maidenhead, less than 5 minutes' drive from the town centre and train station and with easy access to the A404M and M4. There is a selection of excellent schooling nearby including Newlands Girls School as well as day to day amenities such as a convenience store, a lovely cafe/restaurant and laundrette within walking distance

Sport 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 to Windsor and Cookham. Nearby amenities include numerous golf courses, the newly built Braywick Leisure centre, a multiplex cinema and a good selection of shops and restaurants.

Council Tax

Band D