

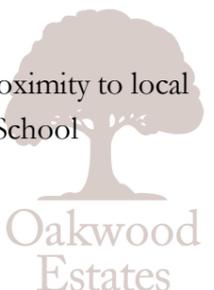


Set in a popular cul-de-sac location, this five bedroom detached family home offers light, spacious and versatile accommodation. The property benefits from four reception rooms, a kitchen/breakfast room and a low maintenance south facing garden. Further benefits include spacious hallway, cloakroom, downstairs shower room, family bathroom, driveway parking and a single garage.

On the first floor, there are five double bedrooms. The main bedroom is front facing and benefits from a range of built in wardrobes, the rear facing second bedroom also has built in storage as do bedrooms 3 and 4. There is a further bedroom and a large family bathroom on the first floor.

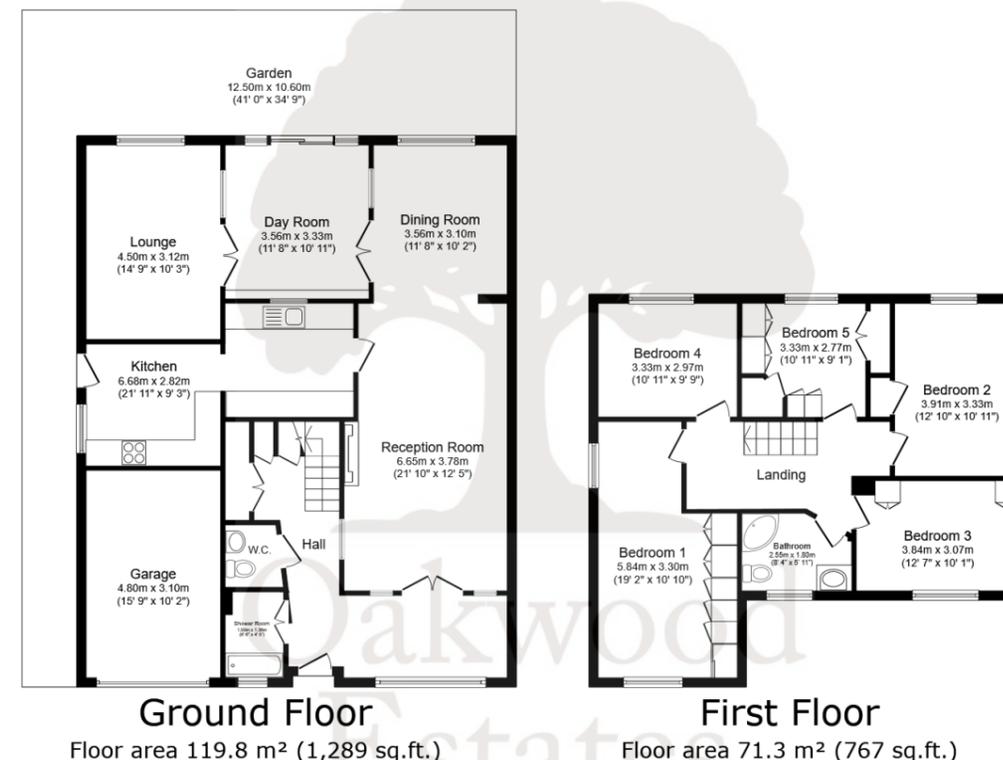
The attractive low maintenance south facing rear garden is approached via a wide paved patio leading to level artificial lawn bounded by panelled fencing. To the front of the property, there is driveway parking for two cars with an area of lawn to one side, the drive also provides access to the single garage. The property also benefits from side access.

We feel this property would make a wonderful family home due to its ideal position and proximity to local excellent schooling including St Edmund Campion Primary and Newlands Girls School



-  DETACHED FAMILY HOME
-  5 DOUBLE BEDROOMS
-  4 RECEPTION ROOMS
-  SOUTH FACING GARDEN
-  SINGLE GARAGE
-  POPULAR CUL-DE-SAC LOCATION
-  2 BATH/SHOWER ROOMS
-  KITCHEN/BREAKFAST ROOM
-  DRIVEWAY PARKING
-  EPC - D

					
x5	x4	x2	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



TOTAL: 191.0 m<sup>2</sup> (2,056 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.



**Outside**

The attractive low maintenance south facing rear garden is approached via a wide paved patio leading to level artificial lawn bounded by panelled fencing. To the front of the property, there is driveway parking for two cars with an area of lawn to one side, the drive also provides access to the single garage. The property also benefits from side access.

**Schools And Leisure**

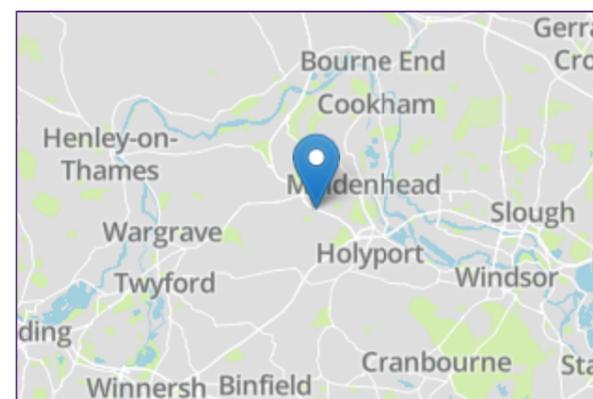
Located within catchment for Newlands Girls School and St Edmund Campion Primary, there is also a good selection of other good and outstanding schools close by including Claires Court Junior School. There are numerous local sports clubs including tennis, rugby, rowing and football, various fitness centres 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.

**Location**

The property is ideally located for the commuter, being only 1.4 mile from Maidenhead Train Station which is part of Crossrail and a short distance to the A404 providing access to the M4 and M40. Maidenhead is a large town in the Royal Borough of Windsor and Maidenhead offering a good range of well known High Street retailers, complimented by a wide variety of independent and specialist stores. Maidenhead train station is served by local services operated by First Great Western from London Paddington to Reading, and is also the junction for the Marlow Branch Line. Maidenhead is included within the Crossrail scheme.

**Council Tax**

Band G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		<small>EU Directive 2002/91/EC</small>	