












Tucked away in this popular location within easy reach of local shops and schooling, this delightful Victorian two bedroom terraced home once formed part of The Old Rectory.

Approached via a short walkway, the front gate leads to an enclosed courtyard area leading to the front door. The downstairs accommodation consists of a newly fitted kitchen with a range of floor and wall mounted units with integrated Fridge Freezer, dishwasher, washing machine and condense tumble dryer. The living room is cosy and bright and leads on to the garden patio. There is a sunny patio area and steps down to the lawn.

Upstairs, there are two bedrooms both with fitted storage cupboards and are served by a family bathroom with airing cupboard and access to the loft space.



Property Information

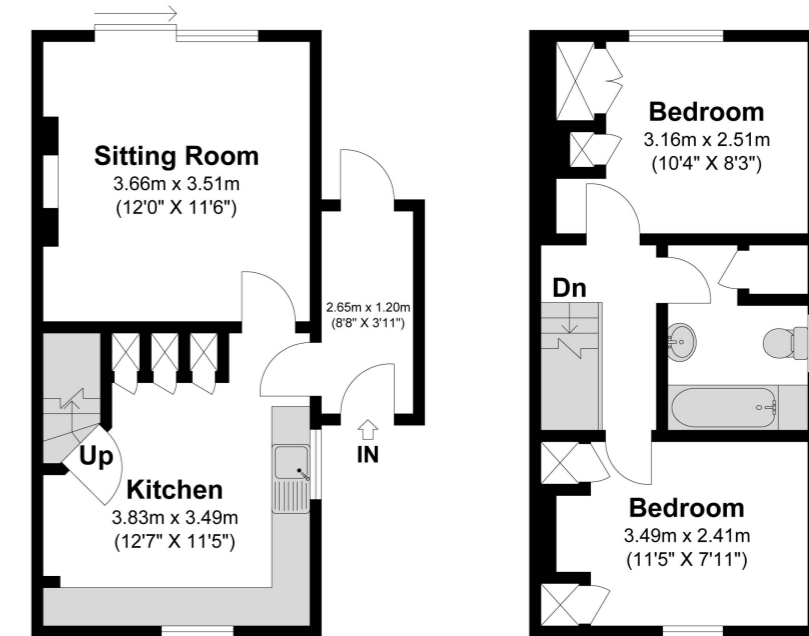
-  TWO DOUBLE BEDROOMS
-  TUCKED AWAY LOCATION
-  CLOSE TO TOWN CENTRE AND STATION
-  SOUTH FACING GARDEN
-  IMMACULATE AND BEAUTIFULLY PRESENTED THROUGHOUT
-  FRONT COURTYARD & REAR GARDEN
-  VICTORIAN END OF TERRACE
-  NEWLY FITTED KITCHEN
-  LARGE CLOAKROOM

| | | | | | |
|--|---|---|---|---|---|
|  |  |  |  |  |  |
| x2 | x1 | x1 | 0 | Y | N |
| Bedrooms | Reception Rooms | Bathrooms | Parking Spaces | Garden | Garage |

Floor Plan



Westborough Road
Approximate Floor Area
612.46 Square feet 56.90 Square metres



Ground Floor

First Floor

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.

Location

The house is ideally located for the commuter, being only 1 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 is a busy commuter town with excellent road and rail links making it a sought after location for businesses. The town boasts a thriving pharmaceutical and telecommunications presence with names such as 3 mobile, Glaxo Smith Kline and Adobe. 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.

External

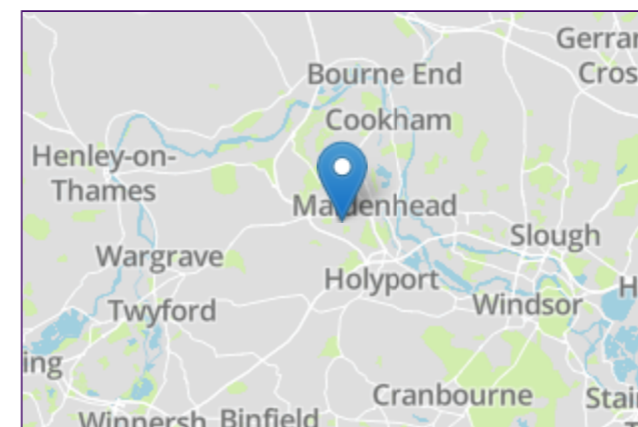
To the front of the property, an enclosed courtyard gives access to the front door and also leads down the side to the rear garden. There is an area for bin storage. To the rear of the property there is a patio area with mature grapevine offering privacy which leads down to the lawn area with mature shrubs and trees to the boundary, the garden slopes slightly away which means it is not overlooked from the rear and creates rooftop views.

Schools And Leisure

The property is located within catchment for Newlands Girls School and there is a good selection of other good and outstanding schools close by. 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.

Council Tax

Band D



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 87 |
| (69-80) | C | | |
| (55-68) | D | 63 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |
| EU Directive 2002/91/EC | | | |