













With NO ONWARD CHAIN, this well positioned three bedroom detached family home offers plenty of scope to update and enlarge subject to the usual consents. The front door with courtesy porch leads to an internal hallway giving access to all rooms and the garage. The KITCHEN looks over the front garden and is fitted with a range of floor and wall mounted units set to ample work top and incorporating a stainless steel sink unit, oven and microwave, there is a cupboard housing the boiler, door to outside and access to the Dining Room which links back to the hallway. Across the hall is the Living Room with feature fireplace, stairs to first floor and Conservatory.

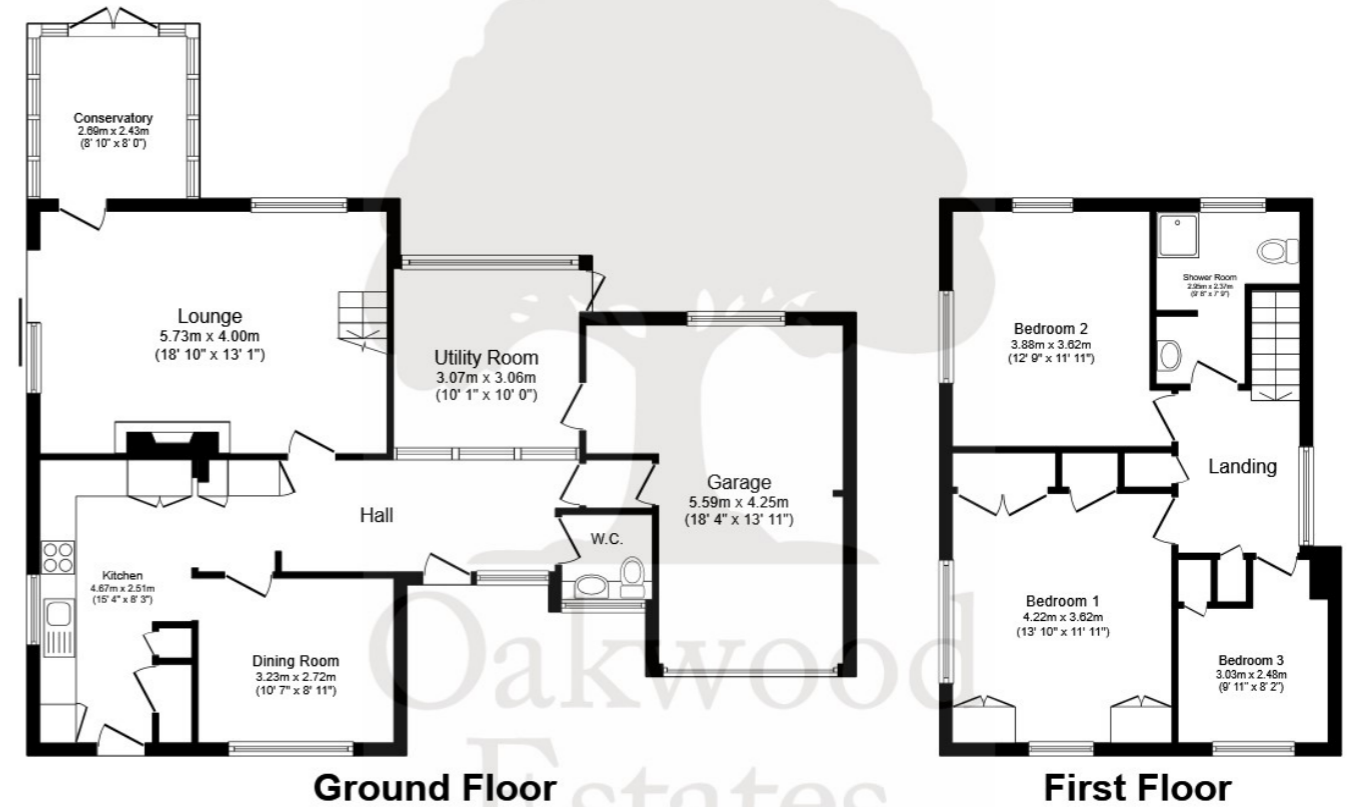
Upstairs, off the spacious landing, there are THREE BEDROOMS with the primary bedroom having fitted wardrobes and a family bathroom.

To the front of the property there is driveway parking leading to the double garage and a pretty enclosed front garden enclosed by mature hedge grow - this could easily be converted into further parking if required. To the rear, the garden is divided into two sections mainly laid to paved patio with plenty of floral abundance leading to an enclosed area to the rear of the garage.



-  NO CHAIN
-  THREE BEDROOMS
-  CLOSE TO EXCELLENT LOCAL SCHOOLS
-  GARAGE & DRIVEWAY PARKING
-  CONSERVATORY
-  SOUGHT AFTER LOCATION
-  OPPORTUNITY TO EXTEND STP
-  THREE RECEPTION ROOMS
-  QUIET RESIDENTIAL ROAD
-  UTILITY & CLOAKROOM

|  |   |   |   |   |   |
|--|---|---|---|---|---|
|  |  |  |  |  |  |
| x3   | x2  | x1  | x3  | Y   | Y   |
| Bedrooms   | Reception Rooms   | Bathrooms   | Parking Spaces  | Garden  | Garage  |



Total floor area 148.2 sq.m. (1,595 sq.ft.) approx  
 This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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.

**Schools And Leisure**

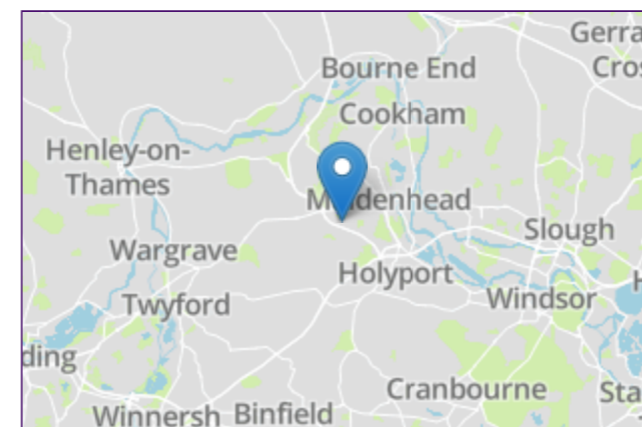
The property is located within catchment for Newlands Girls School and there is a good selection of other good and outstanding schools close by. There are numerous local sports clubs including tennis, rugby, rowing and football, various fitness centres and racing at Ascot and Windsor. The River Thames 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.

**External**

To the front of the property there is driveway parking leading to the double garage and a pretty enclosed front garden enclosed by mature hedge grow - this could easily be converted into further parking if required. To the rear, the garden is divided into two sections mainly laid to paved patio with plenty of floral abundance leading to an enclosed area to the rear of the garage.

**Council Tax**

Band G



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-100)                                    | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         | 75        |
| (55-68)                                     | D | 56                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |