

An immaculately presented four bedroom period property located in the ever popular St Marks area which has undergone a recent full refurbishment and comes to the market with no onward chain complications. To the ground floor is a wonderfully light reception room with bay window and feature fireplace, there is a second reception room again with fireplace and views out onto the rear garden, a downstairs wc and the contemporary kitchen/diner with doors out onto the patio, has plentiful storage with ample space for a large dining table.

To the first floor is a small double overlooking the garden, two further double bedrooms one with a lovely bay window and a well appointed family bathroom. To the second floor is a light and spacious principal bedroom with far reaching views and excellent eaves storage

Externally there is a sunny patio, an easy to maintain garden currently set to gravel with mature borders and a very good sized outbuilding which could easily be converted into a home office or gym. To the front is a charming garden which could be paved to provide off street parking, there is also side access to the rear of the property, there is ample off road parking.

We feel this characterful property would make a wonderful family home due to it's ideal location close to many good and outstanding schools

# Property Information

-  NO CHAIN
-  KITCHEN/DINER
-  LOFT CONVERSION
-  OUTBUILDING

-  FOUR BEDROOMS
-  PERIOD FEATURES
-  CLOSE TO GOOD AND OUTSTANDING SCHOOLS
-  GARDEN

					
<b>x4</b>	<b>x2</b>	<b>x1</b>	<b>0</b>	<b>Y</b>	<b>N</b>
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Location

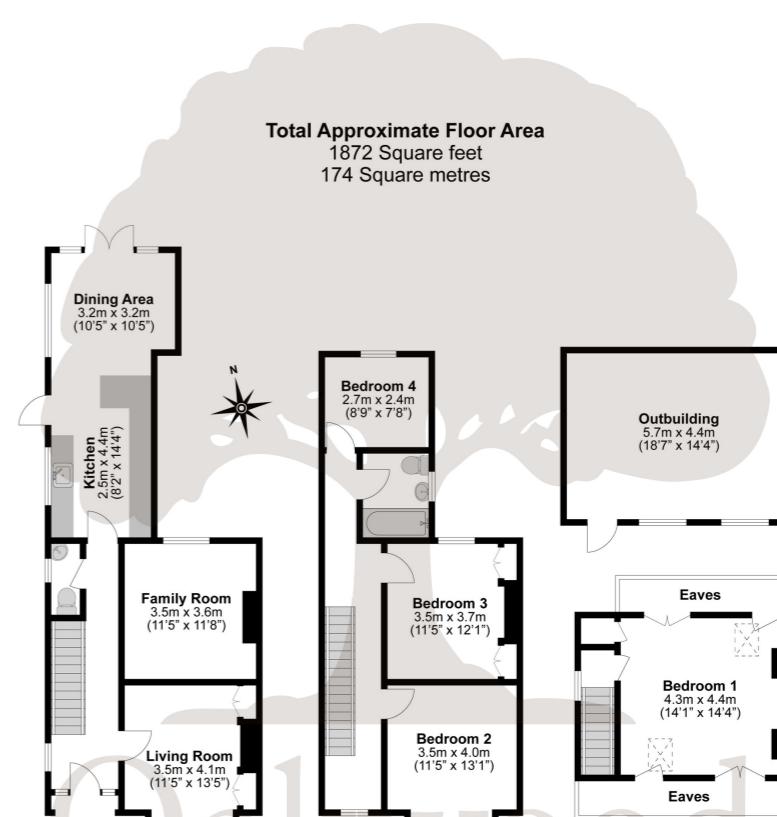
The property is in the popular St Marks area of Maidenhead, less than 5 minutes' drive from the town centre and train station and with easy access to the A404M and M4. There is a selection of nearby schooling options including Newlands Girls School as well as day to day amenities such as convenience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

## Schools And Leisure

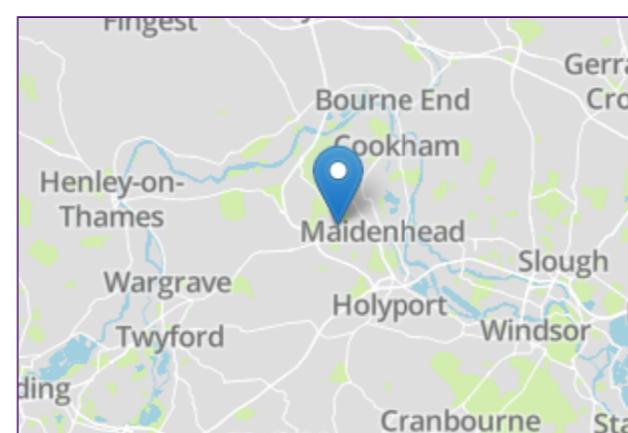
The property is located within catchment and walking distance of Newlands Girls School and there is a good selection of other good and outstanding schools very close by. There are numerous local sports clubs including tennis, rugby, rowing and football, various fitness centres and racing at Ascot and 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, the newly built Braywick Leisure centre, a multiplex cinema, shops and restaurants.

## Floor Plan

Total Approximate Floor Area  
1872 Square feet  
174 Square metres



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	81
(69-80)	C	
(55-68)	D	
(39-54)	E	48
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		