



Situated in a quiet cul de sac location is an extended three-bedroom property which comes to the market in excellent condition. To the ground floor is a large welcoming hallway leading to a spacious, contemporary kitchen with plentiful storage and built in appliances. The main reception room has been skillfully extended to provide space for relaxing, entertaining and dining and there is also a downstairs shower room/utility room

To the first floor, the principal bedroom is well sized and includes built in storage, there are two further bedrooms which can each accommodate a double bed as well as a modern family bathroom

Externally, there is a newly laid patio leading to a good size lawn and tiered decking area which is the ideal spot to enjoy the tranquility of the garden. To the front of the property is extensive parking for multiple vehicles










This semi detached property located in an ever popular residential setting with excellent schools close by including Braywick Court, is ready to move into, providing the perfect home for the modern family





# Property Information

# Floor Plan

-  EXTENDED AND MODERNISED
-  LANDSCAPED GARDEN
-  DRIVEWAY PARKING
-  CLOSE TO MANY COMMUTER ROUTES
-  BRAYWICK SCHOOL CATCHMENT
-  TWO BATHROOMS
-  THREE GOOD SIZE BEDROOMS
-  CLOSE TO MAIDENHEAD AND CROSSRAIL STATION
-  EXCELLENT CONDITION THROUGHOUT

					
x3	x2	x2	x2	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



**Priors Way**  
 Approximate Floor Area = 99.27 Square meters / 1068.53 Square feet  
 Outbuilding Area = 5.33 Square meters / 57.37 Square feet  
 Total Area = 104.60 Square meters / 1125.90 Square feet

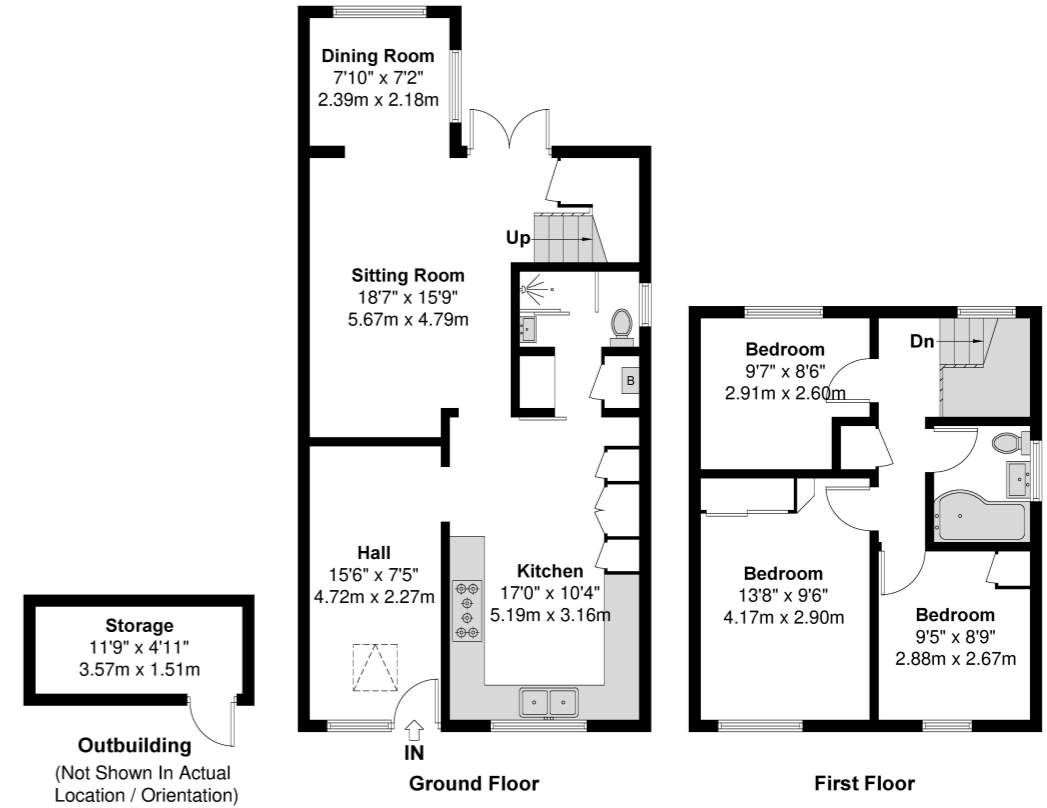


Illustration for identification purposes only, measurements are approximate, not to scale.

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

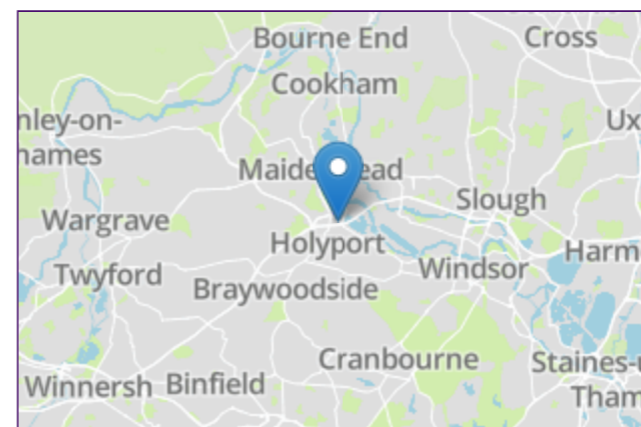
The property is in a popular part of Maidenhead just a short drive from the town centre and train station and within easy access to the A308 and M4. Bray village is just a short walk away providing an array of excellent and well renowned pubs and restaurants. Bray Lake is located across the road which provides excellent walking routes as well as many watersports

## Schools And Leisure

The surrounding area provides excellent schooling for children of all ages both in the private and state sector. There are numerous sports clubs including tennis, rugby, rowing and football, various fitness centres and racing at Ascot and Windsor. Maidenhead Riverside is within easy reach and offers many family orientated activities at Ray Mill Island. The local area has an array of walking trails with the villages of Holyport and Fifield a short distance away. Nearby amenities include a selection of excellent golf courses, the newly built Braywick Leisure centre, a multiplex cinema and many well regarded restaurants.

## Council Tax

Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	70	
(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			