



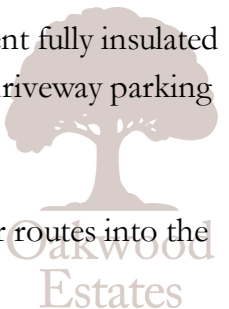
An ideally located three bedroom semi detached period property which has been extended to suit the modern family and which comes to the market with no onward chain complications. This attractive home is situated just a short 15 walk to Maidenhead Crossrail station and within easy reach of Norden Farm, Wootton Way shops and amenities, Desborough Park, as well as many good and outstanding schools

To the ground floor is a large welcoming hallway, a downstairs cloakroom, a double length reception room with working fireplace and to the rear is a wonderfully light, open plan contemporary kitchen/diner with access out onto the garden

To the first floor the principal bedroom is well sized and has ample built in storage, the second double bedroom enjoys views out onto the garden, the third bedroom is a good size single and there is also a well appointed family bathroom

Externally, the pretty garden features a large decked patio, lawn area and access to an excellent fully insulated home office with power and separate shower room. Further benefits include a garage and driveway parking for two vehicles

This charming semi detached property is perfectly positioned to access the many commuter routes into the city by train or road and would make an excellent first time purchase



Property Information

-  NO CHAIN
-  OPEN PLAN KITCHEN/DINER
-  HOME OFFICE
-  CLOSE TO MAIDENHEAD AND CROSSRAIL STATION
-  TWO BATHROOMS
-  DRIVE WAY PARKING
-  PERIOD FEATURES
-  GARAGE
-  CLOSE TO A NUMBER OF GOOD AND EXCELLENT SCHOOLS

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

Location

The property is ideally located for the commuter, being only 1 mile from Maidenhead Train Station which forms 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. The town is currently under regeneration with a new shopping experience in development along with the addition of many new bars and restaurants. The property also enjoys a good range of local shopping including a Sainsburys Local and pharmacy just a stones throw from the property.

Schools And Leisure

The property is located within catchment and walking distance of St Edmund Primary School, Newlands Girls School as well as a number 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.

Council Tax

Band C

Floor Plan

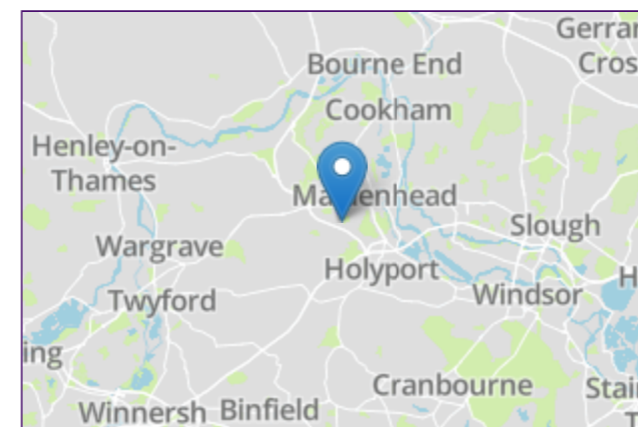


Norden Road
 Approximate Floor Area
 1073.37 Square feet 99.72 Square metres (Excluding Garage / Office)
 Garage / Office Area 216.67 Square feet 20.13 Square metres
 Total Area 1290.04 Square feet 119.85 Square metres (Including Garage / Office)



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			81