



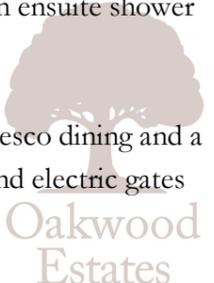
An opportunity to purchase this beautiful four bedroom detached house located in one of Maidenheads most popular road but within easy reach of Maidenhead town centre and approx. 2 miles of the railway station that is part of the Elizabeth Crossrail line.

The property offers generous living space and gated privacy along with the added benefit of having no onward chain allowing the possibility of a quick sale.

To the ground floor, a spacious living area measuring 27ft with French doors to the rear and bifold doors to the front overlooking the stunning landscaped gardens. There is an open plan bespoke kitchen/diner with integrated appliances, a middle island with seating and two sets of bi-fold doors on to the garden which is predominantly to the front of the house. Furthermore, there is a study to the ground floor, as well as a utility room and W.C.

Upstairs offers four generous bedroom, two of which have fitted cupboards, and a family bathroom. The main bedroom includes a walk in wardrobe and stylish ensuite and bedroom two also benefits from an ensuite shower room.

Outside, the landscaped garden is a tranquil retreat with a decking and patio area perfect for alfresco dining and a spacious lawn, framed by mature trees and shrubs. There is driveway parking for several cars and electric gates allowing for extra security and privacy.



-  NO CHAIN INVITING A QUICK SALE
-  DETACHED HOUSE
-  OPEN PLAN KITCHEN/RECEPTION ROOM
-  UTILITY ROOM AND DOWNSTAIRS W.C
-  FOUR DOUBLE BEDROOMS
-  GARAGE
-  THREE BATHROOMS
-  ELECTRIC GATES AND DRIVEWAY PARKING

					
x5	x1	x3	x4	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



**Cox Green Lane**  
Approximate Floor Area = 212.85 Square meters / 2291.11 Square feet

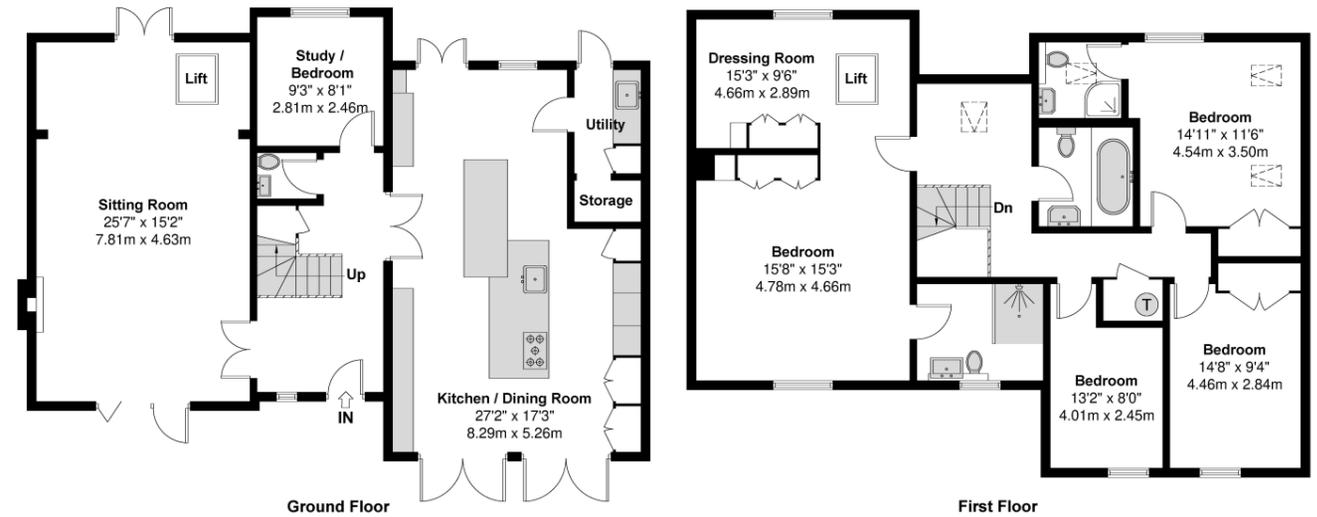


Illustration for identification purposes only, measurements are approximate, not to scale.

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**

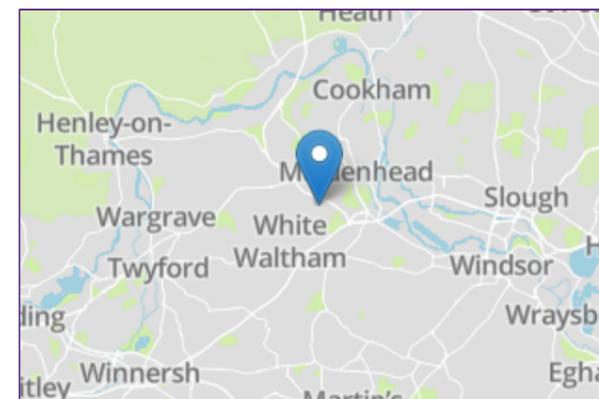
Located to the south of Maidenhead town centre in the heart of Cox Green village, with a supermarket with post office and two pubs just a few moments away. The setting is convenient for the road commuter with the A404(M) about half a mile distant, which links to the M40 and M4 motorways. Maidenhead town centre is within easy reach and offers shopping and a variety of restaurants, bars and cafes in the Waterside Quarter. The local area has many walking trails, including the National Trust land at Maidenhead Thicket and Pinkneys Green. Nearby

leisure pursuits include Cox Green Leisure Centre, cricket clubs, Ockwells Park, watersports at Bray, Taplow and Dorney Lakes, and a leisure centre and nature reserve at Braywick Park. Maidenhead station is 1.8 miles with direct access to London Paddington and is served by the Elizabeth Line.

**Location**

There is a selection of excellent schooling options nearby including Lowbrook Academy and Newlands Girls School, as well Claires Court and St Pirans.

**Council Tax**  
Band G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	87
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			