



A superbly presented FOUR bedroom detached property located on popular cul-de-sac in a prime residential area and within catchment for the ever popular Holyport College. To the ground floor is a welcoming hallway leading to a light and bright reception room with large bifolding doors to the rear terrace and garden, also accessed off the hallway are the cloakroom, study and the large kitchen/diner/family room which enjoys a front to back aspect and has ample space for family dining, also with access to outside via large bifolding doors.

On the first floor, there are four double bedrooms. The main bedroom with built in wardrobes and an en-suite shower room is rear facing, the second bedroom which is also a large double benefits from an en-suite shower room and built in wardrobes. There are two further double bedrooms and a modern and well-appointed family bathroom.











The attractive rear garden is approached via a wide paved patio leading to level lawn bounded by brick walls and panelled fencing with shrub borders and a variety of tree plantings. To the front is driveway parking for multiple cars. The property also benefits from side access.

We feel this property would make a wonderful family home due to its ideal position, turn key interior and proximity to local excellent schooling. Please note there is no onward chain.





## Property Information

-  MODERN DETACHED FAMILY HOME
-  FOUR DOUBLE BEDROOMS
-  TWO RECEPTION ROOMS
-  ATTRACTIVE ENCLOSED LEVEL GARDEN
-  EPC - B
-  HOLYPORT COLLEGE CATCHMENT
-  THREE BATH/SHOWER ROOMS
-  LARGE KITCHEN/DINER/FAMILY ROOM
-  DRIVEWAY PARKING FOR SEVERAL CARS
-  NO CHAIN



### External

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### Sports And Leisure

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. There are also a number of good and outstanding schools close by.

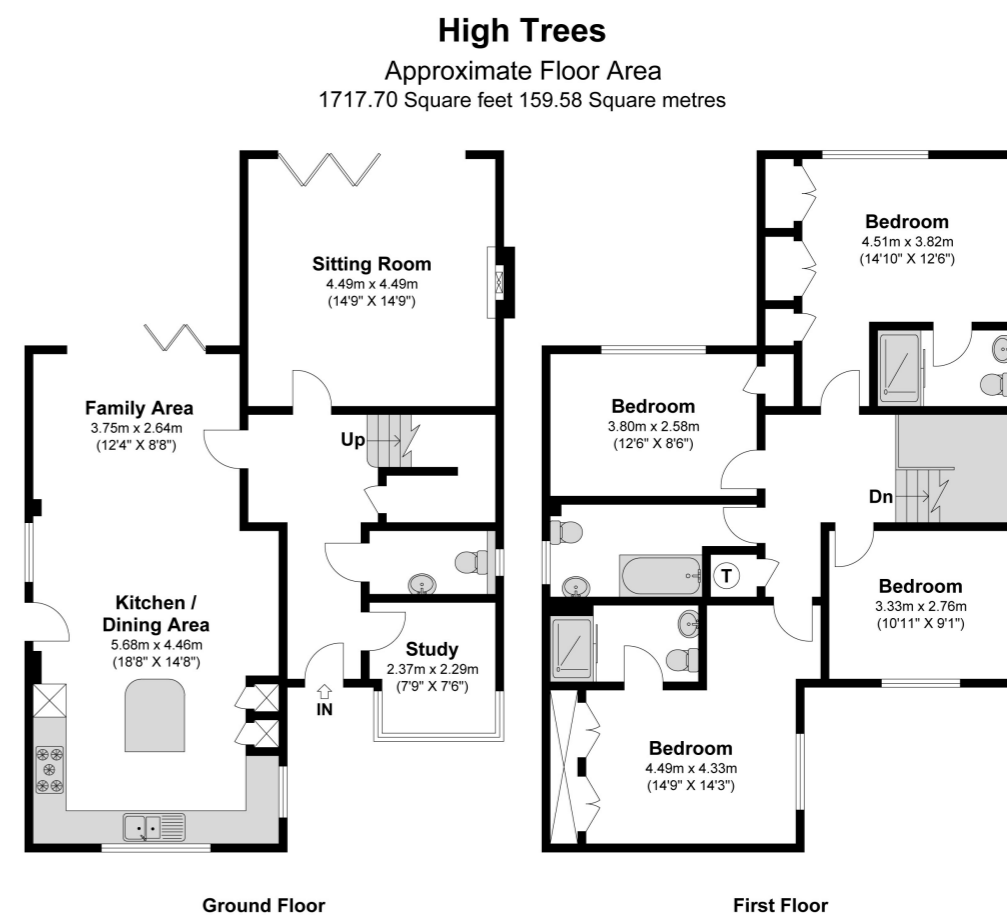
### Location

This property is conveniently located in the village of Holyport within easy reach of Maidenhead Town Centre and the Crossrail Railway station providing fast links into London Paddington (fast trains approx. 20 minutes). For the commuter by car, junction 8/9 of the M4 via the A404(M) or A308(M) are within easy reach - providing access to the M25, Heathrow Airport, London and the West Country.

### Council Tax

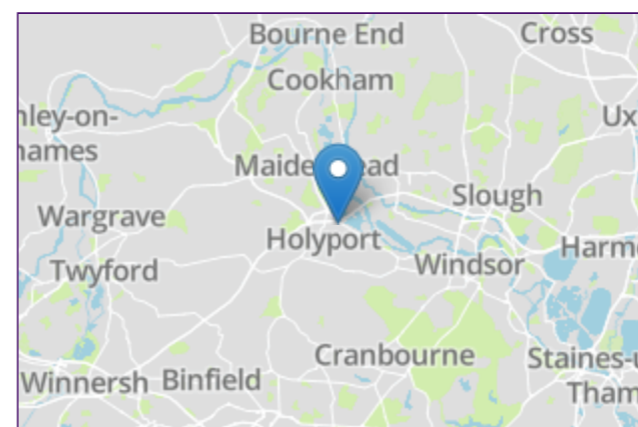
Band G

## Floor Plan



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		91
(81-91)	B	83	
(69-80)	C		
(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			