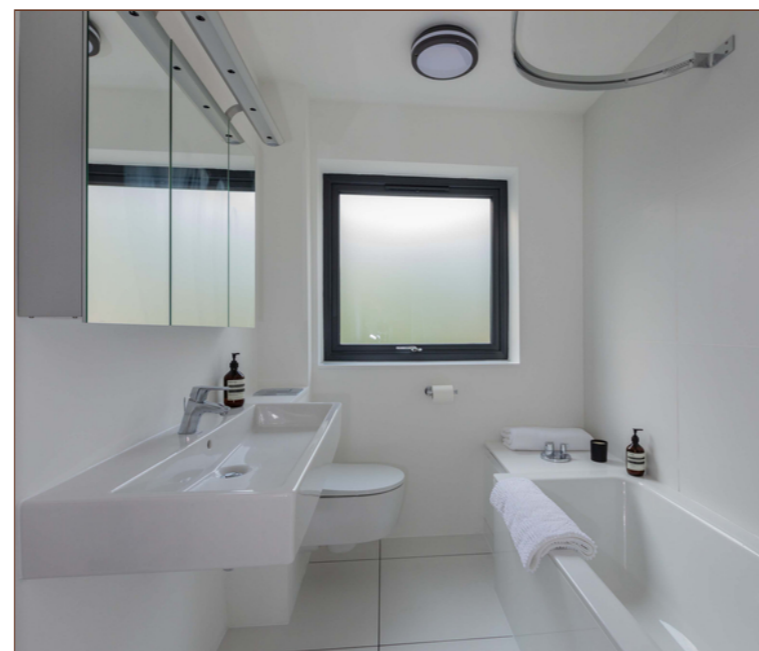




Set in an idyllic riverside position this two double bedroom fully refurbished maisonette comes to the market in turn key condition with no onward chain complications. Featuring a contemporary newly installed kitchen, spacious dual aspect reception room with french doors out onto the patio and a modern, well appointed family bathroom. The principal bedroom is well sized and benefits from another set of double doors onto the patio and garden and the second bedroom is accessed by doors from the principal bedroom or from the hallway.









The south facing private garden is truly exceptional with a lovely decking spanning the width of the property and the large lawn is bordered by mature shrubs and trees. Further benefits of this extraordinary property include a Share of Freehold, no maintenance charges and a separate garage

Located on a very well regarded no through road with the riverside just 100m away, this stunning property would make the perfect first time buy or downsize



## Property Information

-  NO CHAIN
-  LARGE PRIVATE GARDEN
-  PREMIUM RIVERSIDE LOCATION
-  TWO DOUBLE BEDROOMS
-  TURN KEY CONDITION
-  GARAGE
-  DRIVEWAY PARKING FOR 2 CARS
-  CONTEMPORARY KITCHEN AND BATHROOM

					
x2	x1	x1	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

### 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 is close by with many walks to be enjoyed along the Thames Path. The local area has many other walking trails, including the National Trust woodland at Maidenhead Thicket and Pinkneys Green. Nearby amenities include numerous golf courses, the new 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 within a short drive to Maidenhead Town Centre. The Railway station is just over 2 miles away - providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead Riverside and Ray Mill Island are also close by, offering a good selection of family activities. Cookham village is just 1.6 miles away and enjoys a wide variety of popular pubs and restaurants

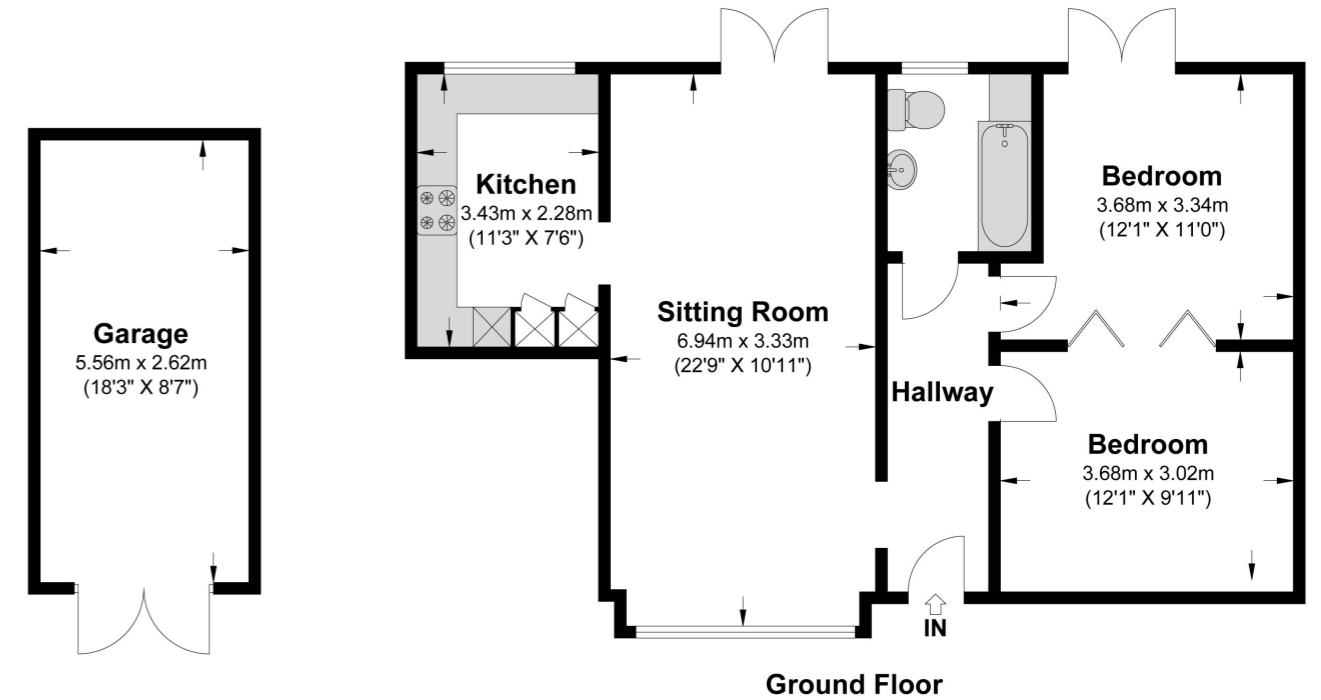
### Council Tax

Band D

## Floor Plan

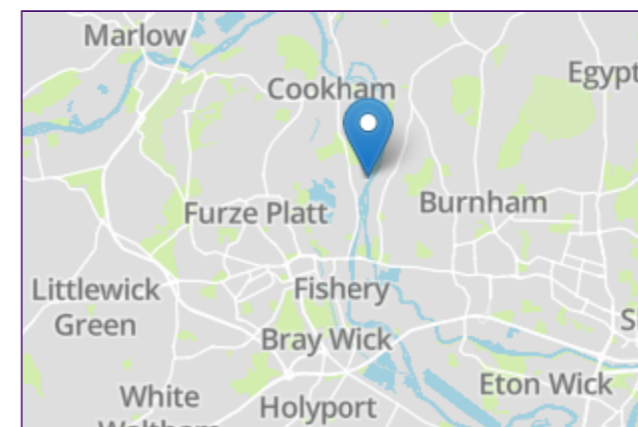


**Islet Park**  
 Approximate Floor Area  
 704.39 Square feet 65.44 Square metres (Excluding Garage)  
 Garage Area 156.83 Square feet 14.57 Square metres  
 Total Area 861.22 Square feet 80.01 Square metres (Including Garage)



**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	74	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
<small>EU Directive 2002/91/EC</small>			