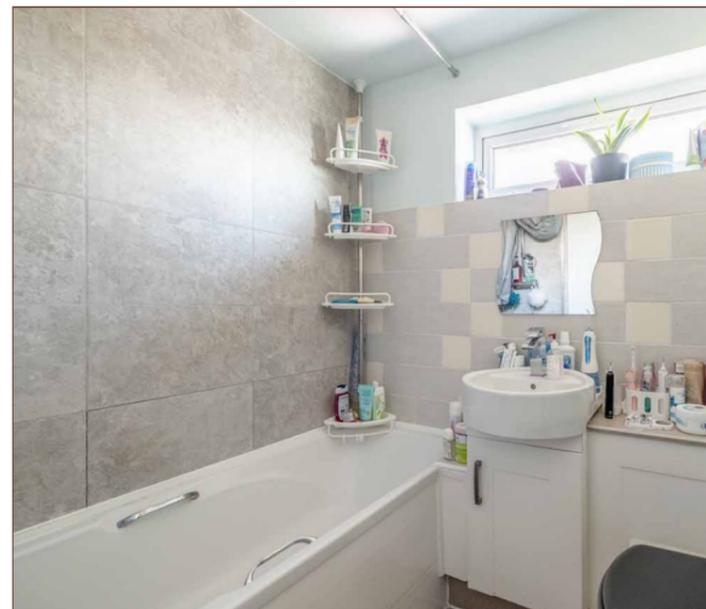
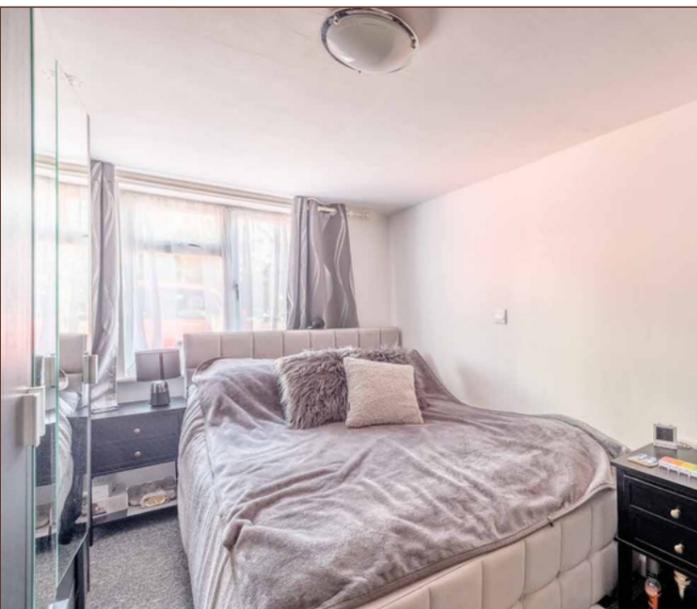




An ideally located four bedroom semi detached home located within a very short walk of Maidenhead Crossrail Station and which comes to the market with no onward chain complications. To the ground floor is a well appointed kitchen, a large reception room with the inclusion of a spacious conservatory overlooking the garden, a bright double bedroom with shower and a separate wc. To the first floor are two very well proportioned double bedrooms and a single bedroom which would make an ideal nursery or study and a well maintained family bathroom.

Externally, there is an easy to maintain garden with storage shed and a patio area perfect for outdoor dining. The property further benefits from off street driveway parking for multiple cars

The property is well positioned for the Crossrail commuter and would therefore make an ideal first buy or investment purchase



# Property Information

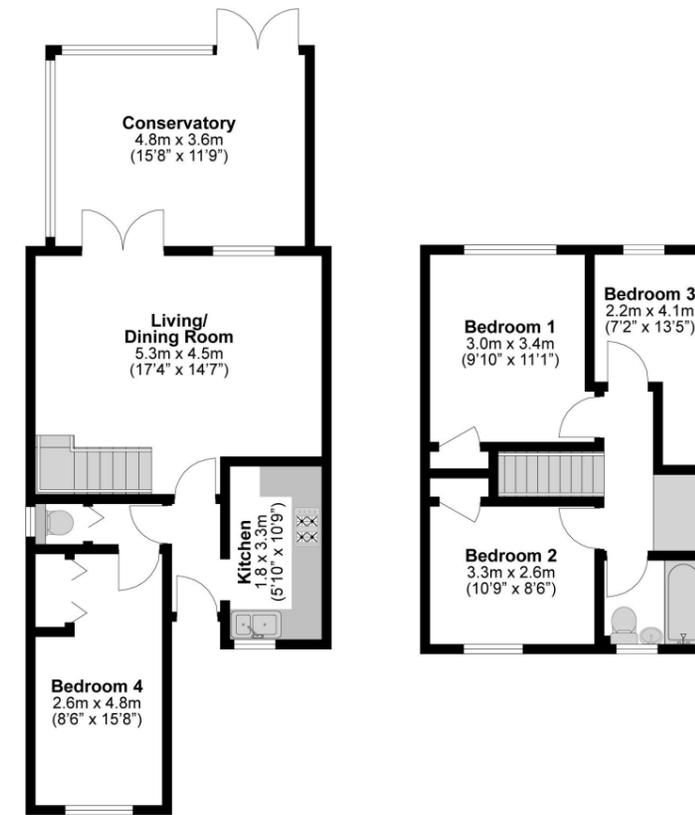
# Floor Plan

-  NO CHAIN
-  INVESTMENT OPPORTUNITY
-  CONSERVATORY
-  CLOSE TO MAIDENHEAD TOWN CENTRE AND STATION
-  SEMI DETACHED PROPERTY
-  0.5 MILE FROM MAIDENHEAD CROSSRAIL STATION
-  DRIVEWAY PARKING FOR 2 CARS
-  GARDEN
-  PLENTIFUL STORAGE
-  IDEAL FIRST TIME BUY

					
<b>x4</b>	<b>x1</b>	<b>x2</b>	<b>x3</b>	<b>Y</b>	<b>N</b>
<b>Bedrooms</b>	<b>Reception Rooms</b>	<b>Bathrooms</b>	<b>Parking Spaces</b>	<b>Garden</b>	<b>Garage</b>



**Total Approximate Floor Area**  
1237 Square feet  
115 Square metres



**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.

### External

Externally, there is an easy to maintain garden with mature border shrubs and a patio area perfect for outdoor dining. The property further benefits from driveway parking for multiple cars

### Location

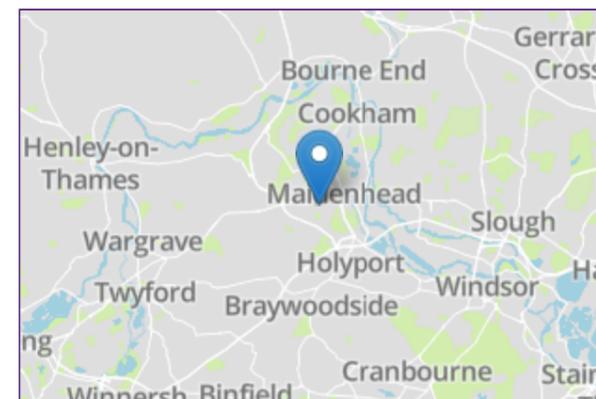
This property is conveniently located within a very short walk to the Town Centre and the Crossrail Railway station is approximately 0.5 mile away, providing fast links into London Paddington (fast trains approx. 20 minutes). For the commuter by car, junction 8/9 of the M4 via the A404(M) or A308(M) are within easy reach - providing access to the M25, Heathrow Airport, London and the West Country.

### Schools 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 including Boyn Hill Infant School

### Council Tax

Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>	<b>70</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			