

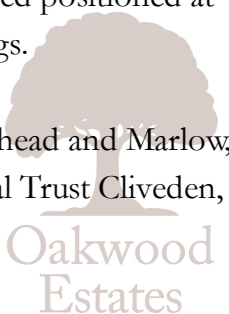


Welcoming to the market an attractive, Semi-Detached Victorian style property. Upon entering the entrance hall of this charming period property, you will be greeted with two generous sized reception rooms for living and dining. Including character features throughout, with a Victorian fireplace in one reception room and a log burner in the other. A well-presented galley kitchen with a stylish touch can be found at the back of the property, providing access to the rear garden.

On the first floor there are two spacious bedrooms, with built in storage in each. A feature Victorian Fireplace can be found in each double bedroom, bringing charm and character to the property throughout. A new modernized bathroom can also be found on the upper level, through your main bedroom. With large windows throughout the property has plenty of natural light giving the property a welcoming feel.

Externally, This property includes a large, private back garden. For the green thumb, a green house and vegetable patch is already present within this spacious garden. With extra storage in your shed positioned at the back of the garden, there is plenty of room for activities or social gatherings.

Located in a safe residential area with great schooling and being within easy reach of Maidenhead and Marlow, with great walking routes such as National Trust Pinkney's Green and 15 minutes to National Trust Cliveden, viewings are highly recommend.



## Property Information

-  VICTORIAN FEATURES THROUGHOUT
-  SAFE RESIDENTIAL ROAD
-  PRIVATE REAR GARDEN
-  NEWLY REFURBISHED
-  GREAT SCHOOL LOCATION
-  SEMI DETACHED HOUSE
-  CHARACTER AND CHARM THROUGHOUT
-  2 MILES FROM MAIDENHEAD TRAIN STATION (CROSS RAIL)

					
x2	x2	x1	0	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

### Sport 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 to Windsor and Cookham. Nearby amenities include numerous golf courses, the newly built Braywick Leisure centre, a multiplex cinema and a good selection of shops and restaurants.

### Location And Schools

The property is situated in the popular St Marks area of Maidenhead, less than 5 minutes' drive from the town centre and the Crossrail train station and with easy access to the A404M and M4. There is a selection of excellent schooling nearby including Newlands Girls School as well as day to day amenities such as a convenience store, a lovely cafe/restaurant and laundrette within walking distance.

### Council Tax

Band D

## Floor Plan

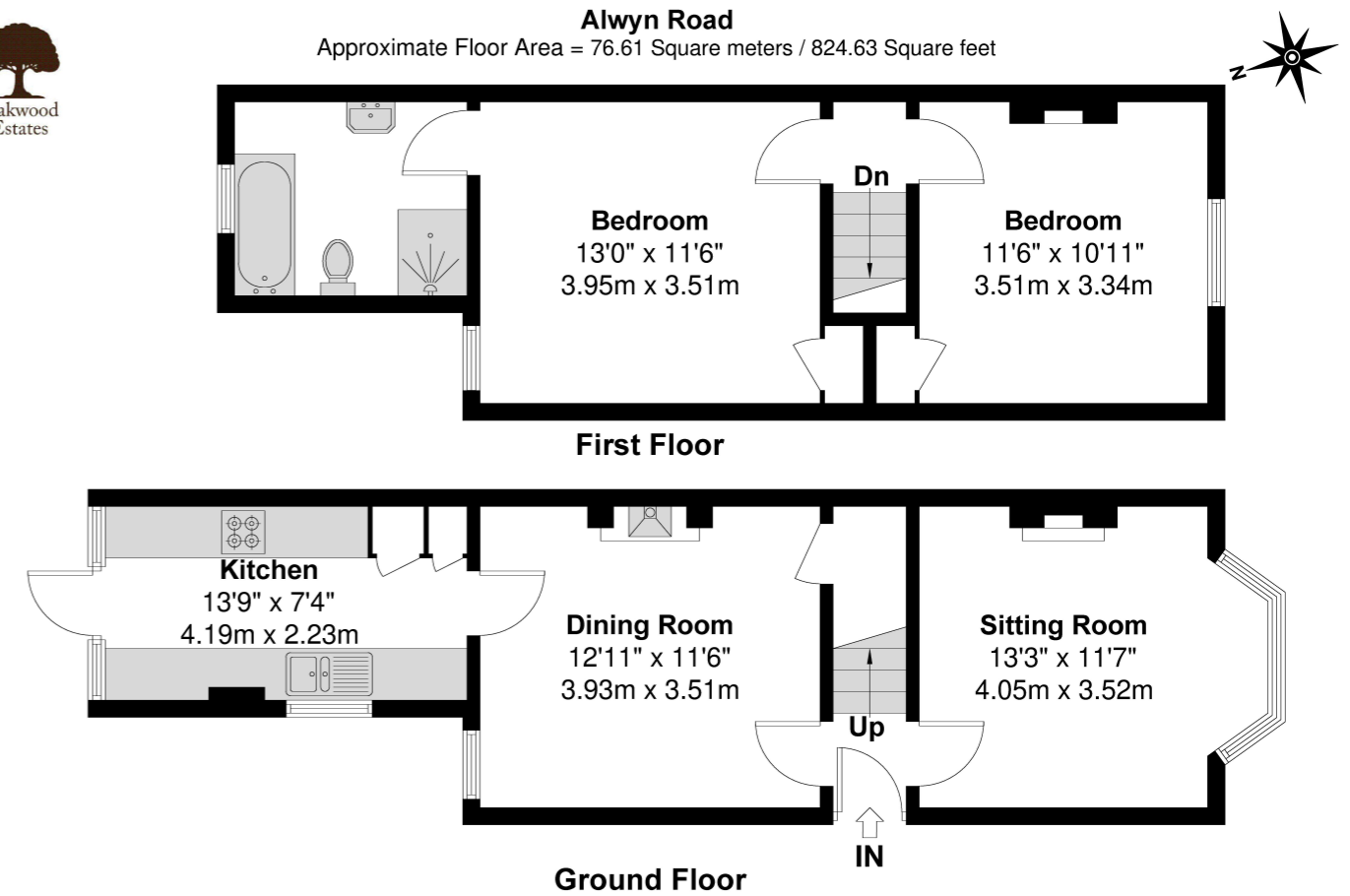
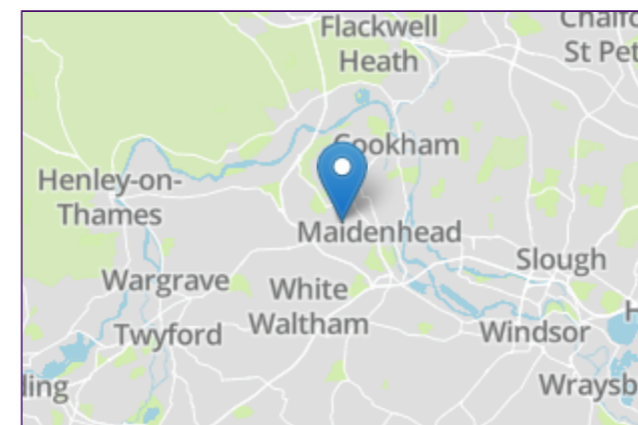


Illustration for identification purposes only, measurements are approximate, not to scale.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			