



**** NO ONWARD CHAIN - ALTWOOD AREA ****

Ideally situated within catchment of Newlands Girls School is a substantial family home in need of modernisation and with plenty of potential. To the ground floor is a spacious lounge with sliding doors to the garden, a dining room and kitchen along with a W.C.

To the first floor, the principal bedroom has built in storage and there are three further double bedrooms, along with a good sized family bathroom.

Externally, the single garage is perfect for storage or could be extended into (Subject to planning permission) to create a large kitchen/diner.

The garden is wonderfully private and there are mature shrubs and borders offering a sense of seclusion and wraps around to the side allowing potential for a large side extension (subject to planning permission).

Located in the popular residential Altwood area, the property is close to local schools, shops, and leisure facilities, with excellent transport links via the M4 motorway and Maidenhead train station, making it ideal for commuters. Altwood offers a friendly community atmosphere, and with the nearby countryside, it's a great location for families and those who enjoy outdoor activities.

Property Information

- NO ONWARD CHAIN
- LARGE CORNER PLOT
- SOUGHT AFTER RESIDENTIAL LOCATION

- 4 DOUBLE BEDROOMS
- DETACHED FAMILY HOME
- IN NEED OF MODERNISATION

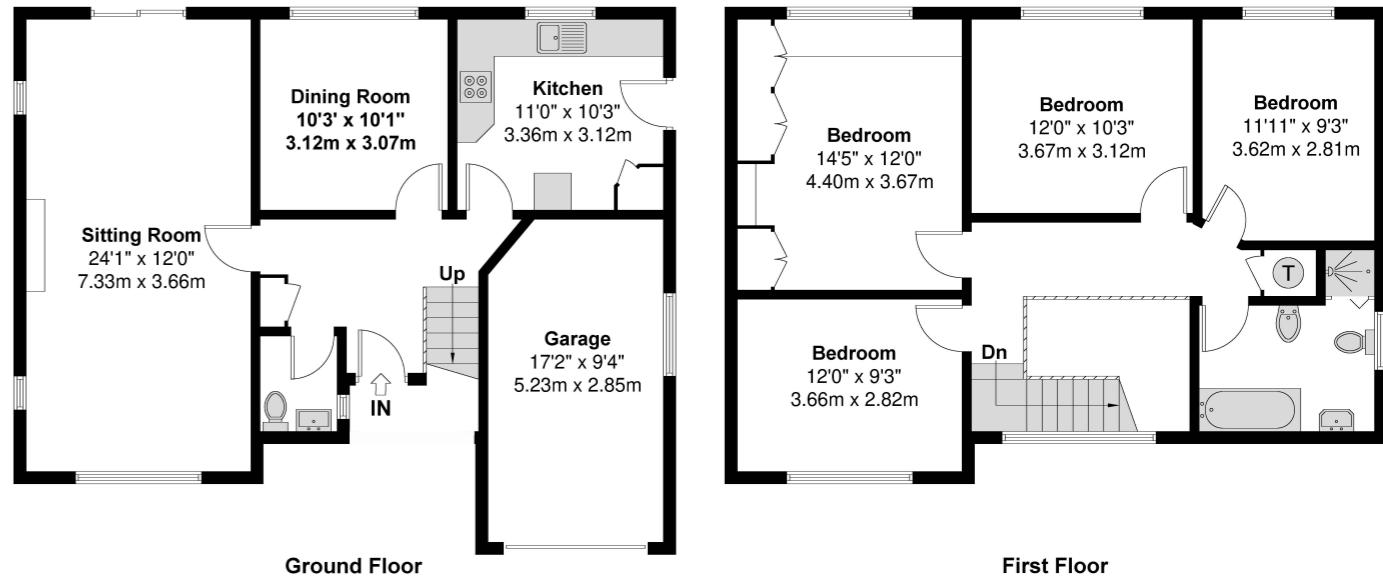


Floor Plan



Lees Gardens

Approximate Floor Area = 133.04 Square meters / 1432.03 Square feet
Outbuilding Area = 14.62 Square meters / 157.36 Square feet
Total Area = 147.66 Square meters / 1589.39 Square feet



Ground Floor First Floor

Location

The property is just over 2 miles from Maidenhead Train Station which forms part of Crossrail and a short distance to the A404 providing access to the M4 and M40. Maidenhead is a large town in the Royal Borough of Windsor and Maidenhead, in Berkshire which is currently undergoing huge regeneration within the town centre. Maidenhead is a busy commuter town with excellent road and rail links making it a sought after location for businesses. Maidenhead train station is served by local services operated by First Great Western from London Paddington to Reading, and is also the junction for the Marlow Branch Line.

Schools & Leisure

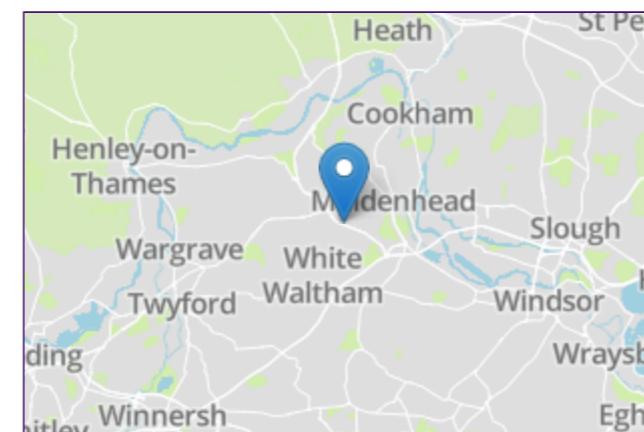
Ideally situated in a prime Maidenhead location and close to a number of good schools including Newlands Girls School, Furze Platt, Desborough, Cox Green and Altwood. There are numerous local sports clubs including Pinkneys Green Cricket Club which is just a stones throw from the property, tennis, rugby, 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 golf, an indoor swimming pool and Braywick Leisure centre, a multiplex cinema, shops and restaurants.

Council Tax

Band G

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 Govview.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	79
(55-68)	D	
(39-54)	E	
(21-38)	F	41
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		