



Enjoying a riverside location in one of Maidenheads most sought after locations is a unique three/four bedroom property which comes to the market with no onward chain complications.

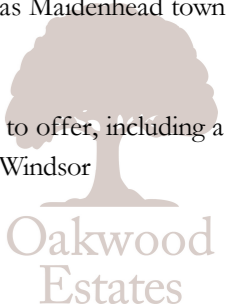
To the ground floor is versatile space which is currently used as a study with direct access to the private patio and garden, there is also a shower room and internal access to the garage. Moving to the first floor, there is a wonderfully light and bright kitchen/reception room which is dual aspect and allows for plentiful space to dine and entertain, along with a log burner for the cooler months. To the front, is an unobstructed view of the River Thames and to the rear is access to a balcony which is private and benefits from views of the surrounding trees and greenery.

The principal bedroom is found on the second floor and benefits from built in storage and a further aspect of the river. There are also two further bedrooms and a well appointed family bathroom with an usually high ceiling giving a light and airy feel.

Externally, the mature garden has been lovingly maintained and showcases an array of colourful shrubs and plants providing a peaceful and tranquil setting. To the front of the property is access to the garage and two parking spaces.

For families, Oldfield Primary School is a short walk away and there are numerous play parks close by, as well as Maidenhead town centre and library within easy reach

We feel this extraordinary property would make the ideal home for those wanting to enjoy all that the river has to offer, including a launch for canoes/kayaks from Guards Club as well as the many walking routes to Cookham and Windsor



# Property Information

# Floor Plan

-  RIVER VIEWS
-  GARAGE
-  OLDFIELD PRIMARY SCHOOL CATCHMENT
-  THREE/FOUR BEDROOMS
-  TWO PARKING SPACES
-  BALCONY
-  TWO BATHROOM
-  CLOSE TO MAIDENHEAD CENTRE AND RAILWAY STATION (CROSSRAIL)

					
x4	x1	x2	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

### Schools And Leisure

There are numerous local sports clubs including tennis, rugby, rowing and football, various fitness centres and racing at Ascot and Windsor. Nearby amenities include a variety of popular golf courses, Braywick Leisure centre, a multiplex cinema, shops and restaurants. There are also a number of good and outstanding schools close by including Oldfield Primary School

### Location

Guards Club Road is conveniently located within a short walk to the Town Centre and Railway station - providing fast links into London Paddington (fast trains approx. 20 minutes). The River Thames and Ray Mill Island are also close by providing access to the Thames Path and other popular walking routes. Maidenhead benefits from being part of the Crossrail Development and the town centre is currently undergoing redevelopment. 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 F



**Guards Club Road**  
 Approximate Floor Area = 120.43 Square meters / 1296.29 Square feet  
 Garage Area = 12.25 Square meters / 131.85 Square feet  
 Total Area = 132.68 Square meters / 1,428.14 Square feet

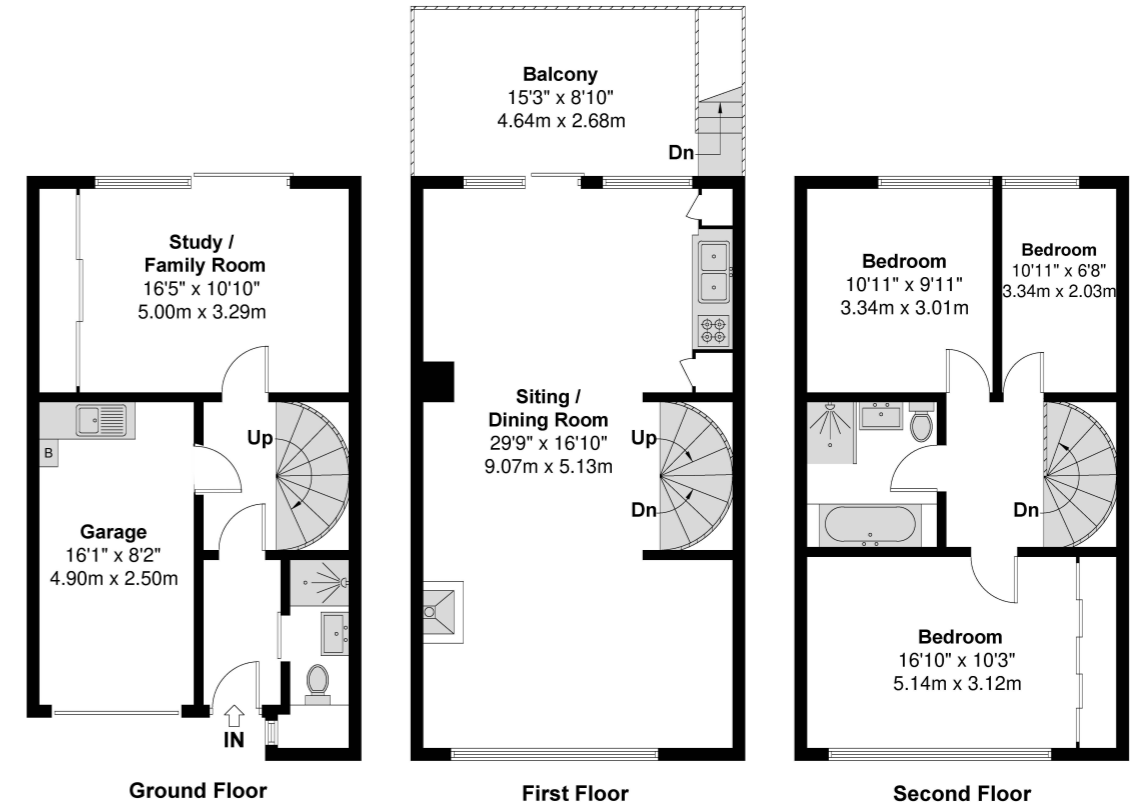
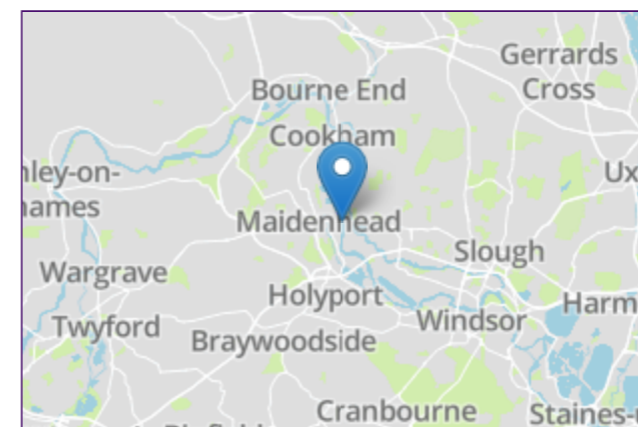


Illustration for identification purposes only, measurements are approximate, not to scale.

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		83
(69-80)	C	70	
(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			