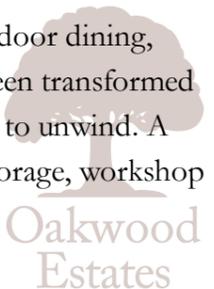




A spacious and modern three bedroom detached bungalow tucked away in the highly sought after Grafton Close, Maidenhead. Offering a generous open plan kitchen/dining room, bright living space and three double bedrooms, the property sits on a large private plot with a substantial garden, garage and outbuildings. Ideally located close to Maidenhead town centre, local amenities and excellent transport links including the Elizabeth Line.

The property is entered via a welcoming hallway that leads through to a bright and comfortable living room situated at the front of the home. To the rear, a superb open plan kitchen and dining room provides an impressive space for family living and entertaining, with direct access out to the garden. The bungalow offers three well sized double bedrooms, including an exceptionally large principal bedroom overlooking the rear garden. A modern family bathroom and separate WC add convenience, while a dedicated utility room and sizeable internal storage area ensure day to day practicality.

Outside, the property boasts a generous private garden, offering an ideal setting for outdoor dining, relaxation, or further landscaping opportunities. This impressive garden outbuilding has been transformed into a private home-spa retreat, complete with a relaxing jacuzzi, a fitted sauna and space to unwind. A substantial detached garage, additional outbuildings, and a garden shed provide excellent storage, workshop potential, or further development possibilities



## Property Information

-  DRIVEWAY PARKING FOR 8 CARS
-  DETACHED BUNGALOW
-  OUTBUILDING WITH HOME SPA
-  MODERN FURNISHINGS THROUGHOUT
-  CLOSE PROXIMITY TO FURZE PLATT STATION
-  THREE DOUBLE BEDROOMS
-  GARAGE
-  WRAP AROUND GARDEN

					
x3	x2	x3	x8	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

### Location

This property is conveniently located within 0.7 miles of Furze Platt Railway station - providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead also benefits from being part of the Crossrail network and the ongoing redevelopment of the town centre. 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 Furze Platt Junior and Senior Schools.

### Council Tax

Band E

## Floor Plan



### Grafton Close

Approximate Floor Area = 135.89 Square meters / 1462.70 Square feet  
 Garage & Outbuilding Area = 33.31 Square meters / 358.54 Square feet  
 Total Area = 169.20 Square meters / 1821.24 Square feet

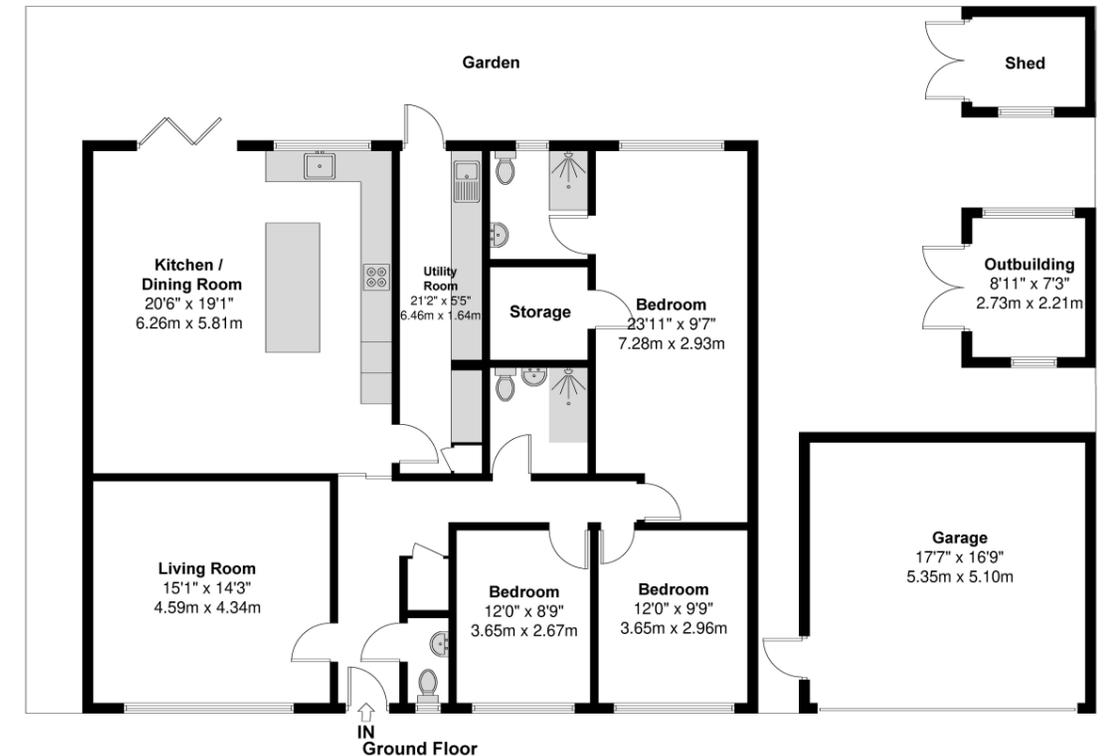
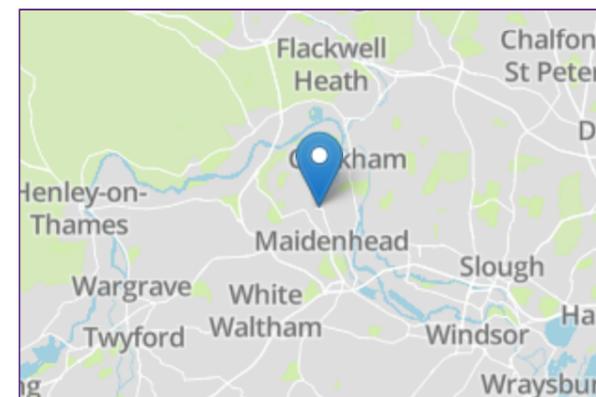


Illustration for identification purposes only, measurements are approximate, not to scale.

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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			