

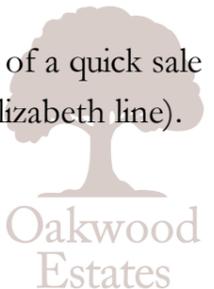


NO CHAIN Located in the popular riverside area of Maidenhead lies this semi detached three bedroom Victorian home offering spacious accommodation across the ground and first floor. The layout features a generous sitting room with fireplace and shutters to the front aspect.

The well sized dining room opens on to a kitchen/breakfast room with double doors on to the garden. The kitchen features space for appliances, a range oven and above and below eye level cupboards.

The first floor comprises of three spacious bedrooms and a family bathroom with separate shower unit. The spacious garden is mainly laid to lawn and has a patio area. The driveway to the front of the property holds space for two cars and added bonuses include a garage.

The property comes to the market with no onward chain allowing the possibility of a quick sale and is just a short walk from Maidenhead Town Centre and Crossrail station (Elizabeth line).



Property Information

-  VICTORIAN HOUSE WITH CHARACTER
-  GARAGE
-  NO CHAIN INVITING A QUICK SALE
-  TWO RECEPTION ROOMS
-  POTENTIAL TO EXTEND (S.T.P.P)
-  THREE BEDROOMS
-  DRIVEWAY PARKING
-  WALKING DISTANCE FROM CROSSRAIL (ELIZABETH LINE)
-  KITCHEN/BREAKFAST ROOM

					
x3	x2	x1	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Location

This property is conveniently located within a short walk to the Town Centre. The Railway station is approximately 1.1 miles away - providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead will also soon benefit from the Crossrail Development and 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.

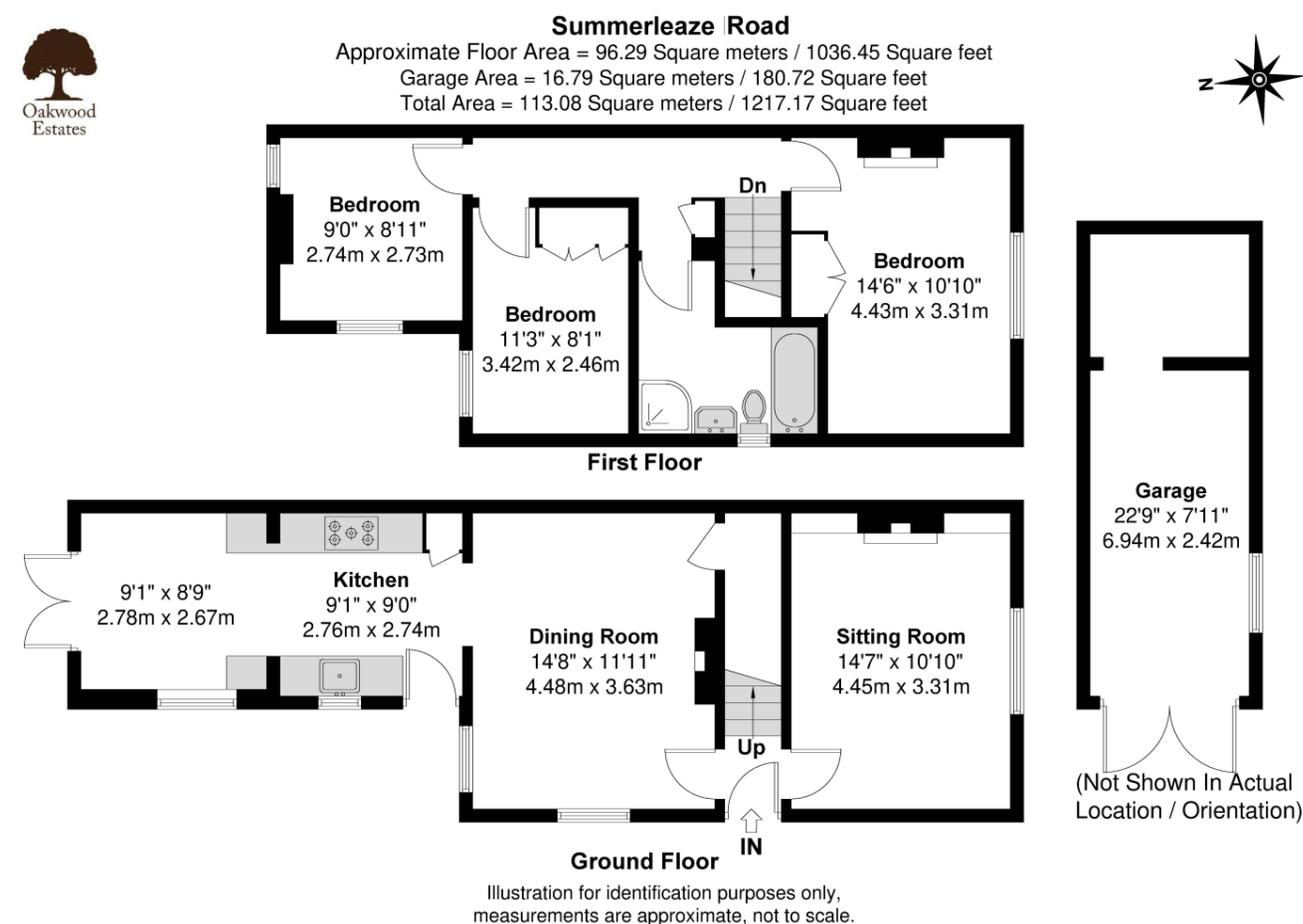
Schools And Leisure

There are numerous local sports clubs including tennis, rugby, rowing and

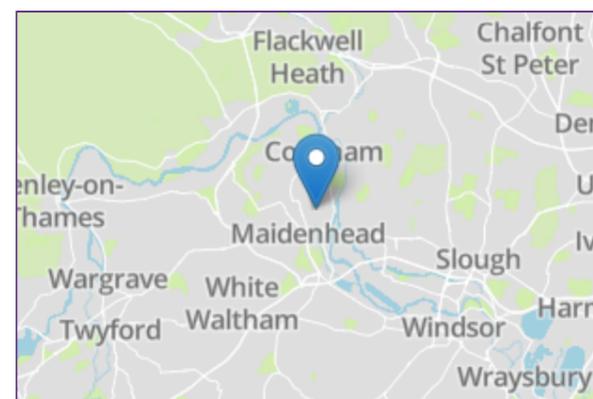
football, various fitness centres and racing at Ascot and Windsor. The River Thames can also be accessed at Maidenhead with many walks to be enjoyed along the Thames Path. The local area has many walking trails, including the National Trust woodland at Maidenhead Thicket and Pinkneys Green. Nearby amenities 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.

Council Tax
Band E

Floor Plan



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		75
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			