



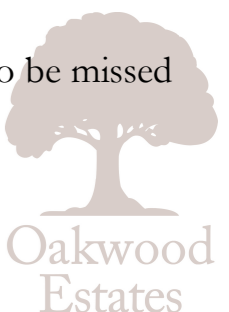
Ideally situated in a quiet cul de sac location in the heart of Holyport village is an extended three/four bedroom end of terrace property that comes to the market in excellent condition. To the ground floor is a porch leading to a large open plan reception room with feature fireplace and ample space for entertaining and dining. To the rear is the extended contemporary kitchen which includes an informal dining area and access onto the garden. There is also a well sized ground floor bedroom, utility space and cloakroom











To the first floor there are three well sized bedrooms and a modern family bathroom

Externally, the large, sunny garden is wonderfully private and to the front is a detached garage and driveway parking. There is also the opportunity to extend STP further

This fantastic family home, located in a sought after residential setting is not to be missed



-  EXTENDED
-  GARAGE
-  CLOSE TO VILLAGE AMENITIES
-  GROUND FLOOR BEDROOM
-  THREE/FOUR BEDROOMS
-  HOLYPORT COLLEGE CATCHMENT
-  KITCHEN/DINER
-  LARGE PRIVATE GARDEN

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

Location

This property is conveniently located in the village of Holyport within easy reach of Maidenhead Town Centre and the Crossrail Railway station providing fast links into London Paddington (fast trains approx. 20 minutes).. 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

The surrounding area provides excellent schooling for children of all ages both in the private and state sector including Holyport Primary and College. There are numerous 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, which is within easy reach. Nearby amenities include the newly opened Braywick Leisure Centre, a multiplex cinema and in the village there is a cafe, barbers and butchers

Council Tax

Band D



Lynden Close
 Approximate Floor Area = 111.28 Square meters / 1197.80 Square feet
 Garage Area = 13.09 Square meters / 140.89 Square feet
 Total Area = 124.37 Square meters / 1338.69 Square feet

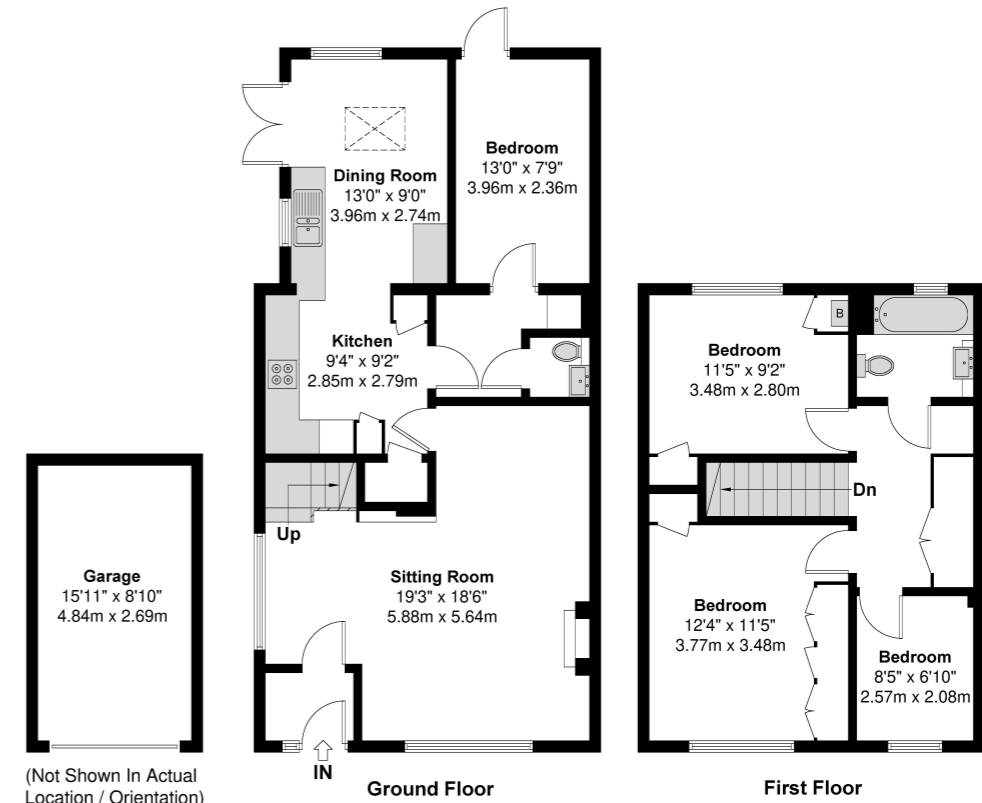
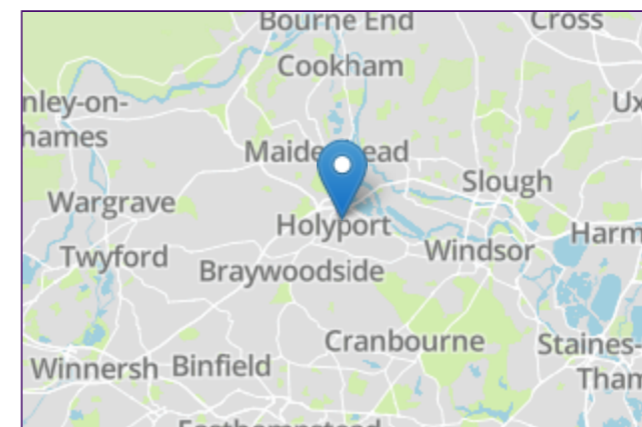


Illustration for identification purposes only, measurements are approximate, not to scale.

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		
(69-80)	C	71	82
(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			