



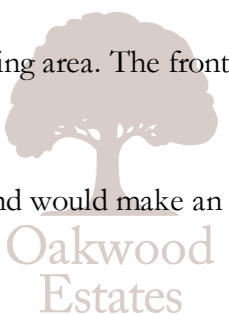
Having been the subject of extensive refurbishment to a very high standard, this TWO bedroom, mid terrace Victorian property is offered for sale in immaculate condition and with no onwards chain complications. Set within a few minutes walking distance of Maidenhead Crossrail Station and the town centre, the property features plenty of character including high ceilings with cornicing, original fireplaces in most rooms, sash windows and exposed wooden floors throughout.

On the ground floor, the Hallway gives access to all rooms; a spacious Living Room with feature fireplace, a front aspect and stairs to the first floor. A Dining Room, again with feature fireplace, and a brand new fitted Kitchen with built in appliances and French doors to the garden.

On the first floor is loft access, two double bedrooms and a family bathroom. Bedroom One has built in storage and features a large sash window giving views over the park. Bedroom Two overlooks the rear and the contemporary family bathroom benefits from ample storage

Outside, the private landscaped garden is of a good size and mostly laid to lawn with a patio seating area. The front of the property enjoys unobstructed views over Grenfell Park.

We feel the property has been sympathetically and stylishly refurbished to a very high standard and would make an ideal first home or investment opportunity



Property Information

-  NO CHAIN
-  FINISHED TO A HIGH SPECIFICATION
-  MANY ORIGINAL FEATURES
-  CLOSE TO MAIDENHEAD TOWN CENTRE
-  VICTORIAN COTTAGE
-  PRIVATE GARDEN
-  WALKING DISTANCE OF MAIDENHEAD CROSSRAIL STATION
-  TWO DOUBLE BEDROOMS

					
x2	x2	x1	0	Y	N
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. 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 Highfield Girls School

Location

Situated opposite Maidenhead Crossrail Station and in the centre of the town with many well regarded shops and restaurants close by. 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 C

Floor Plan



Grenfell Avenue
Approximate Floor Area = 76.94 Square meters / 828.17 Square feet

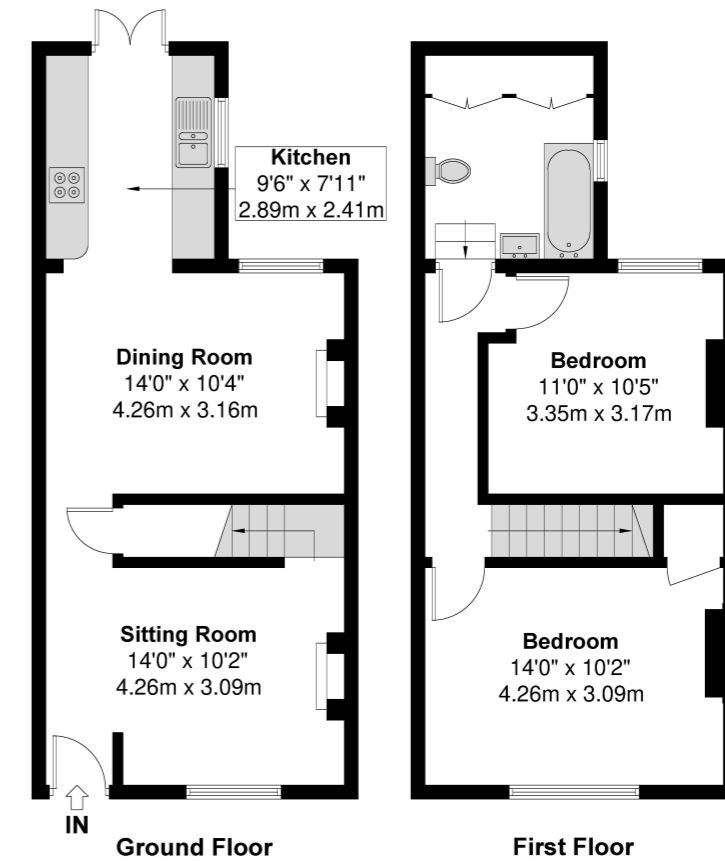
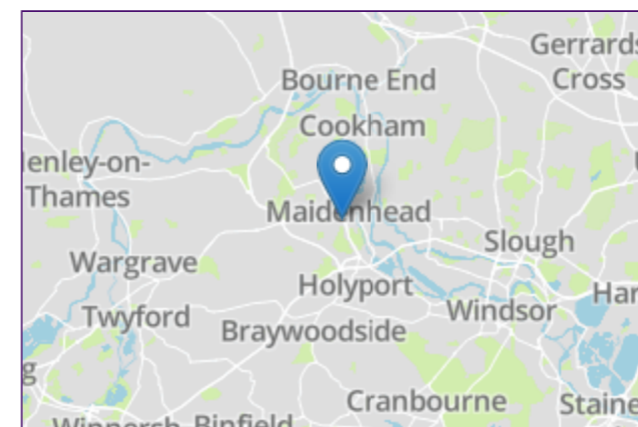


Illustration for identification purposes only, measurements are approximate, not to scale.

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		90
(81-91)	B		
(69-80)	C		71
(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	