



An enviably positioned four bedroom property which comes to the market in excellent condition and within easy reach of Maidenhead Crossrail station. To the ground floor is a contemporary kitchen with ample storage, space for dining and an adjoining utility room. The main reception room is well sized and the second reception room which is currently used as a bedroom would make an ideal study. There is also a downstairs wc.

The first floor hosts the spacious principal bedroom with plentiful built in storage, there are also three further double bedrooms and a modern, well appointed family bathroom.

Externally and to the rear, is a sunny decking area leading to the enclosed, private garden. Accessed directly from the garden is the added benefit of two garages and a car port.

This deceptively spacious property is perfectly situated to take advantage of the many good and outstanding schools within Maidenhead making it an attractive family home.

Viewings are highly recommended





Property Information

-  FOUR BEDROOMS
-  KITCHEN/DINER
-  ACCESS TO TRAIN STATION (CROSSRAIL)
-  TWO GARAGES AND CAR PORT
-  EXCELLENT CONDITION
-  EXCELLENT LOCAL SCHOOLS
-  TWO RECEPTION ROOMS
-  POPULAR RESIDENTIAL AREA

  
**x4**  
Bedrooms

  
**x2**  
Reception Rooms

  
**x1**  
Bathrooms

  
**x3**  
Parking Spaces

  
**Y**  
Garden

  
**Y**  
Garage

Location

The property is ideally located for the commuter, being just a 10 minute walk from Maidenhead Train Station which forms part of Crossrail and a short distance to the A404 providing access to the M4 and M40. Maidenhead is a large town in the Royal Borough of Windsor and Maidenhead offering a good range of well known High Street retailers, complimented by a wide variety of independent and specialist stores. The town is currently under regeneration with a new shopping experience in development along with the addition of many new bars and restaurants. The property also enjoys a good range of local shopping including a Sainsburys Local and pharmacy just a short walk away.

Schools And Leisure

The surrounding area provides excellent schooling for children of all ages both in the private and state sector, including Boyn Hill Primary and Newlands Girls School. 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. The local area has many walking trails, including the National Trust woodland at Maidenhead Thicket and Pinkneys Green. Nearby amenities include the newly opened Braywick Leisure Centre, a multiplex cinema, shops and restaurants.

**Council Tax**  
Band E

Floor Plan



Boyne Hill Road

Approximate Floor Area = 125.32 Square meters / 1348.94 Square feet  
Garages = 25.50 Square meters / 274.48 Square feet  
Car Port = 16.38 Square meters / 176.31 Square feet  
Total = 167.2 Square meters / 1799.73 Square feet

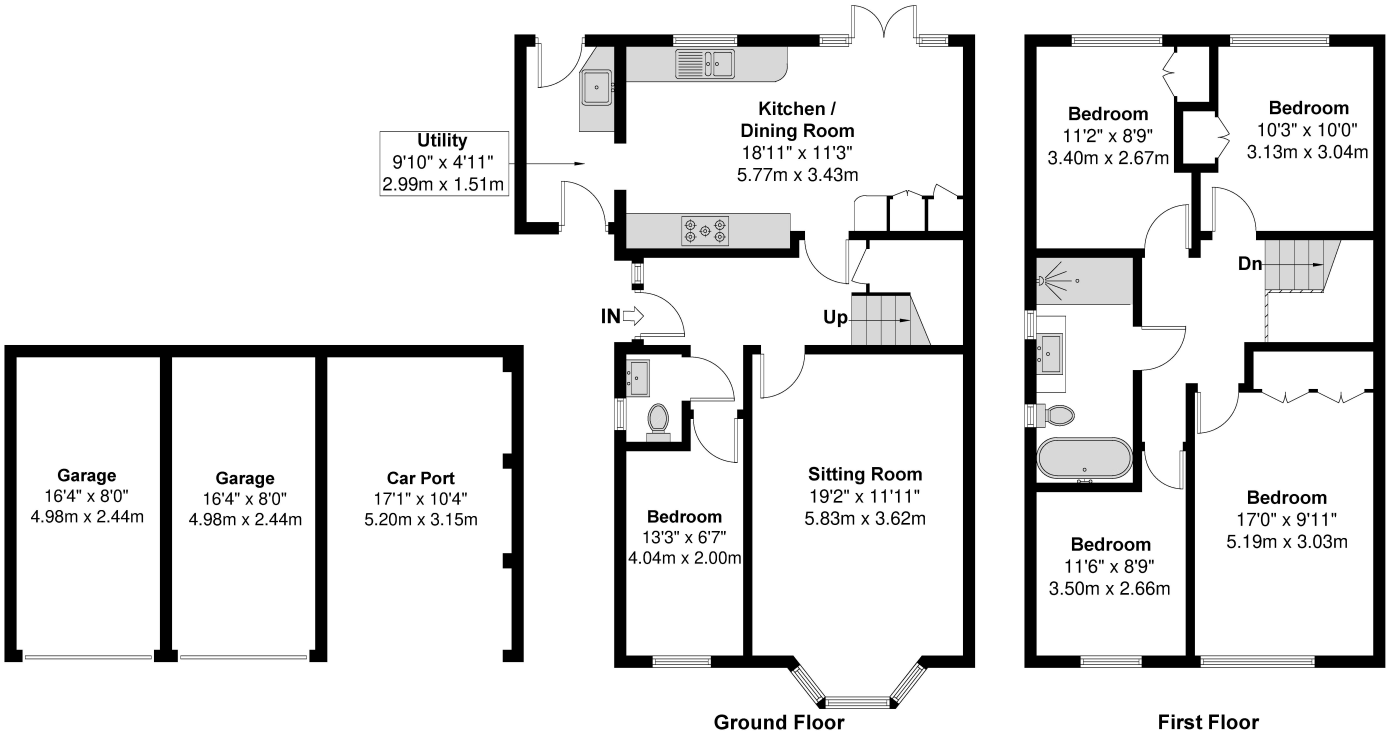


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

