



\*Oldfield school catchment\* Located just a stones throw from the River Thames and in a well regarded quiet cul de sac is this spacious detached six bedroom family home which has been lovingly renovated to an exceptional standard.

To the ground floor is a light and airy entrance hall, leading on to an immaculate and modern open plan kitchen/living/dining room with bi fold doors out onto the garden, middle island and a skylight above. Steps down lead you to a utility room and two double bedrooms. There is underfloor heating running throughout the ground floor and a useful W.C completes the ground floor.

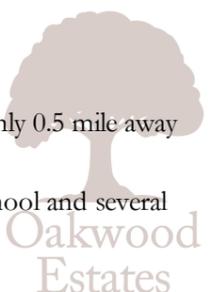
On the next level is a bright reception room with rear aspect windows looking on to the garden and a cosy log burner. A double bedroom and the family bathroom are also on this level. To the top floor, three further bedrooms with the principal bedroom featuring a walk in wardrobe and ensuite shower room.

The landscaped garden is low maintenance with astro turf grass, patio area and an array of well established border plants and trees. To the front, a driveway with ample parking.

Additional benefits include planning consent for two dormer loft conversions.

Horseguards Drive is just 140m from Guards Club and the Riverside with Maidenhead town centre only 0.5 mile away

This excellent family home is also located within catchment for the ever popular Oldfield Primary School and several grammar schools.



-  IMMACULATE & BEAUTIFULLY MODERN THROUGHOUT
-  OLDFIELD PRIMARY SCHOOL CATCHMENT
-  SIX BEDROOMS
-  PLANNING CONSENT FOR TWO LOFT CONVERSIONS GRANTED
-  DRIVEWAY PARKING FOR 3 CARS
-  QUIET CUL DE SAC LOCATION
-  PRINCIPAL BEDROOM WITH EN SUITE AND DRESSING ROOM

					
x6	x2	x3	x2	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



**Horseguards Drive**  
Approximate Floor Area = 171.49 Square meters / 1845.91 Square feet

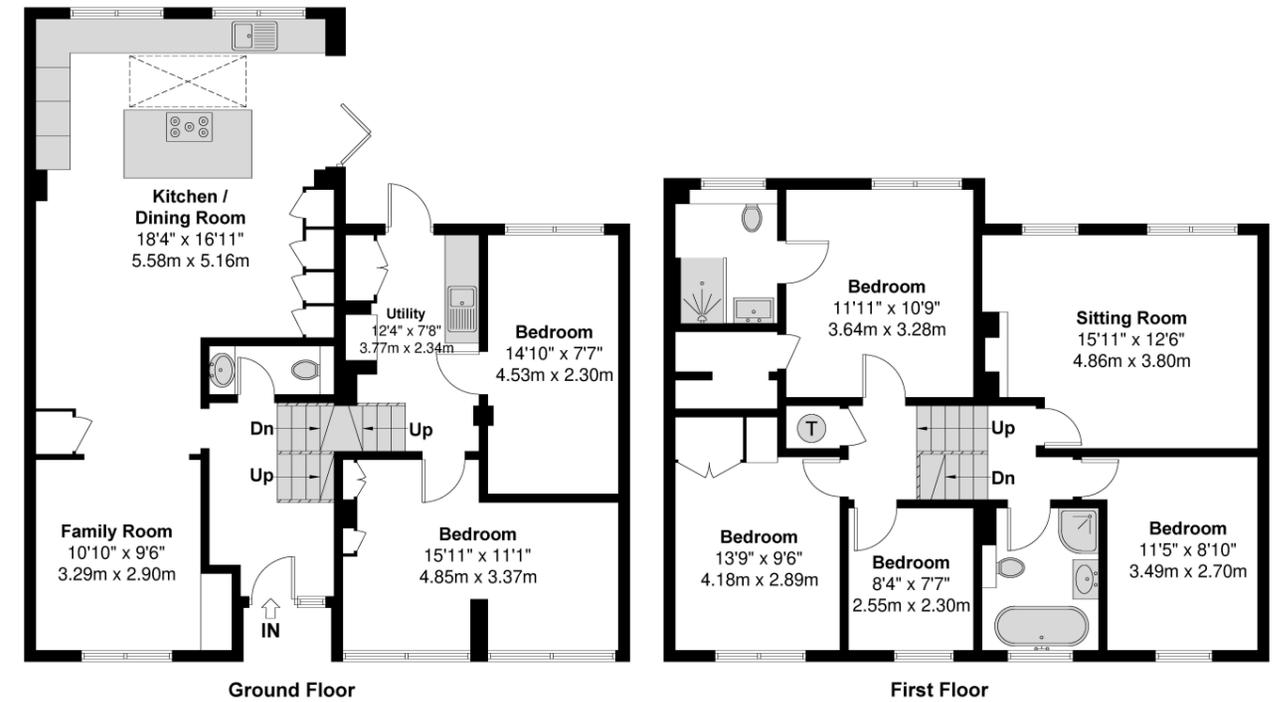


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

**Planning Information**

Additional benefits include planning consent for two dormer loft conversions - RBWM ref number 19/01417/CPD

**Location**

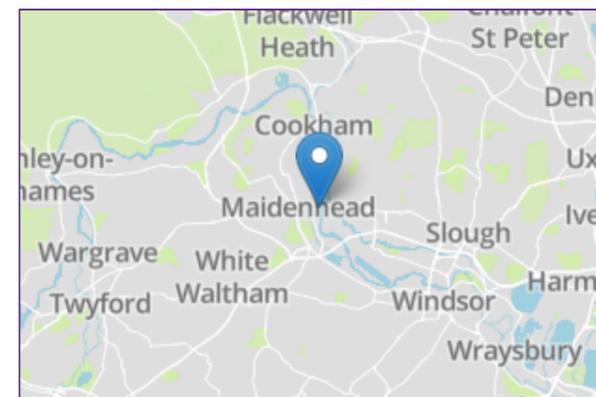
This property is conveniently located within a short walk to the Town Centre. The Railway station is just over 1 mile away - providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead Riverside and Ray Mill Island are also close by, offering a good selection of family activities. The property is well located for access to the M4 and M40 via the A404 making commuting into London and the West Country very easy.

**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 close by with many walks to be enjoyed along the Thames Path. The local area has many other walking trails, including the National Trust woodland at Maidenhead Thicket and Pinkneys Green. Nearby amenities include numerous golf courses, the new Braywick Leisure centre, a multiplex cinema, shops and restaurants. There are also a number of good and outstanding schools close by including Oldfield Primary School and several grammar schools.

**Council Tax**

Band G



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>	76	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	