



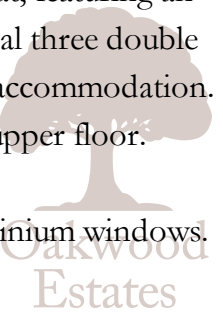
Nestled in this highly sought after and convenient location, this tastefully finished four-bedroom detached family home offers a perfect blend of elegance, comfort, and modern living, with its charming beautifully landscaped garden and all within a short drive of the town centre and railway station.











Upon entering this stunning home, you are greeted by a spacious and welcoming entrance hall that sets the tone for the rest of the house. The ground floor features a generously sized living room, bathed in natural light from large windows, creating a warm and inviting atmosphere. The heart of the home is the kitchen/breakfast room with its sleek quartz countertops and ample storage which overlooks the rear garden and provides access to the utility room and integral double garage. There is also a separate dining room which is perfect for family meals and entertaining guests along with a fully insulated conservatory accessed via slide and swing doors from the living room, a study and a downstairs cloakroom also serves the ground floor.

The property offers four well-proportioned bedrooms. The master bedroom is a true retreat, featuring an extensive range of built in wardrobes and access to the en-suite shower room. The additional three double bedrooms are equally spacious, providing flexibility for family living, home offices, or guest accommodation.

A modern family bathroom and en-suite shower room to bedroom two also serve the upper floor.

This property also benefits from having Solar Panels and recently fitted Triple Glazed Aluminium windows.



-  HIGHLY DESIRABLE LOCATION
-  KITCHEN/BREAKFAST ROOM
-  CONSERVATORY
-  LANDSCAPED GARDEN
-  NEWLANDS GIRLS SCHOOL CATCHMENT
-  FOUR DOUBLE BEDROOMS
-  THREE RECEPTION ROOMS
-  THREE BATH/SHOWER ROOMS
-  INTEGRAL DOUBLE GARAGE
-  DRIVEWAY PARKING FOR FOUR CARS

					
x4	x3	x3	x4	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Outside

One of the highlights of this property is the beautifully landscaped rear garden. This private outdoor space is meticulously maintained, featuring a lush lawn, shrub borders and a lovely patio area, ideal for alfresco dining and summer gatherings. To the front the property benefits from a large gravel driveway which provides parking for up to four cars and access to the integral double garage.

Location

The property is ideally located for the commuter, being just over two miles from Maidenhead Train Station which forms part of the Crossrail network and a short distance to the A308 providing access to the M4 and M40). Maidenhead is a large town in the Royal Borough of Windsor and Maidenhead, in Berkshire offering a good range of well known High Street retailers, complimented by a wide variety of independent and specialist stores.

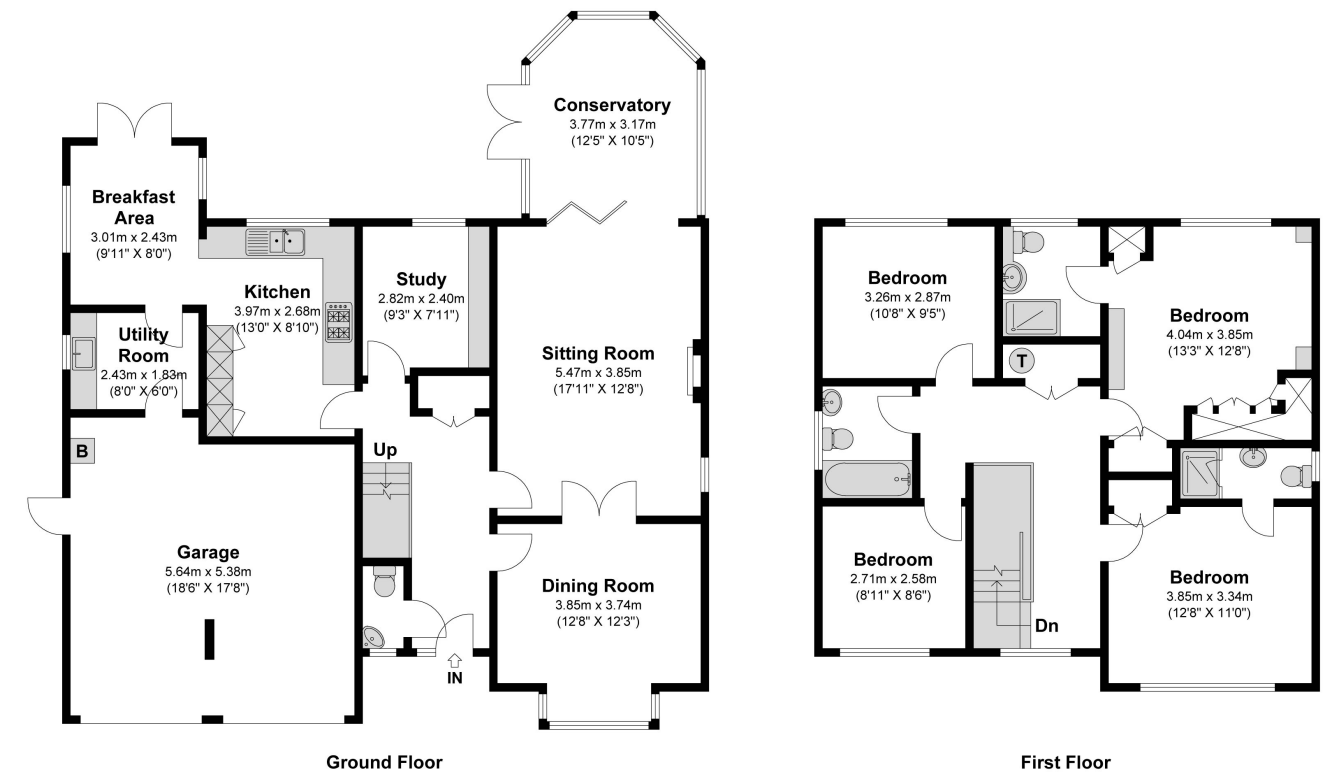
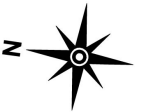
Schools And Leisure

The property is located within catchment for Newlands Girls School and there is a good selection of other good and outstanding schools close by including Claire's Court Junior Boys School 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.

Council Tax
Band G

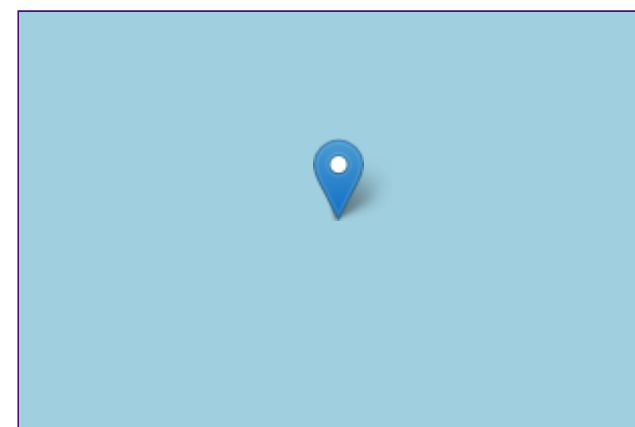


Sandisplatt Road
Approximate Floor Area
1803.27 Square feet 167.53 Square metres (Excluding Garage)
Garage Area 310.43 Square feet 28.84 Square metres
Total Area 2113.70 Square feet 196.37 Square metres (Including Garage)



Illustrations are 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	79	81
(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			