

Located within the ever popular Pinkneys Green area of Maidenhead and within easy reach of many good and outstanding schools, is a well presented two bedroom end of terrace house that comes to the market with no onward chain complications.

To the ground floor is a light and airy reception room and a wonderful open plan kitchen/diner with ample storage and counter space. On the first floor is an excellent 18ft principal bedroom which could easily be split into bedrooms, there is a further good size double bedroom with built in wardrobes and a well appointed family bathroom with shower enclosure.

Externally, the rear garden has been lovingly well maintained and includes a sunny patio, lawn, storage shed and purpose built home office which is fully insulated with power and WiFi. The fully enclosed front garden is the perfect place to enjoy the afternoon sun and benefits from an informal seating area and bordering plants and shrubs. There is also plentiful residents parking.

We feel this property would make the ideal first time buy, viewings are highly recommended

Property Information

- HOME OFFICE
- PRIVATE FRONT AND REAR GARDEN
- OPEN PLAN KITCHEN/DINER
- RESIDENTS PARKING

- NO CHAIN
- POPULAR LOCATION
- OPPORTUNITY TO EXTEND STP
- IDEAL FIRST TIME BUY

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

Location

Ideally situated in a prime Maidenhead location and close to a number of good schools including Newlands Girls School, Furze Platt, Desborough, Cox Green and Altwood. The property is just over 2 miles 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, in Berkshire which is currently undergoing huge regeneration within the town centre. Maidenhead is a busy commuter town with excellent road and rail links making it a sought after location for businesses. Maidenhead train station is served by local services operated by First Great Western from London Paddington to Reading, and is also the junction for the Marlow Branch Line. Maidenhead is included within the

Crossrail scheme.

Schools And Leisure

There are numerous local sports clubs including Pinkneys Green Cricket Club which is just a stones throw from the property, 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 golf, an indoor swimming pool and Braywick Leisure centre, a multiplex cinema, shops and restaurants.

Council Tax

Band C

Floor Plan

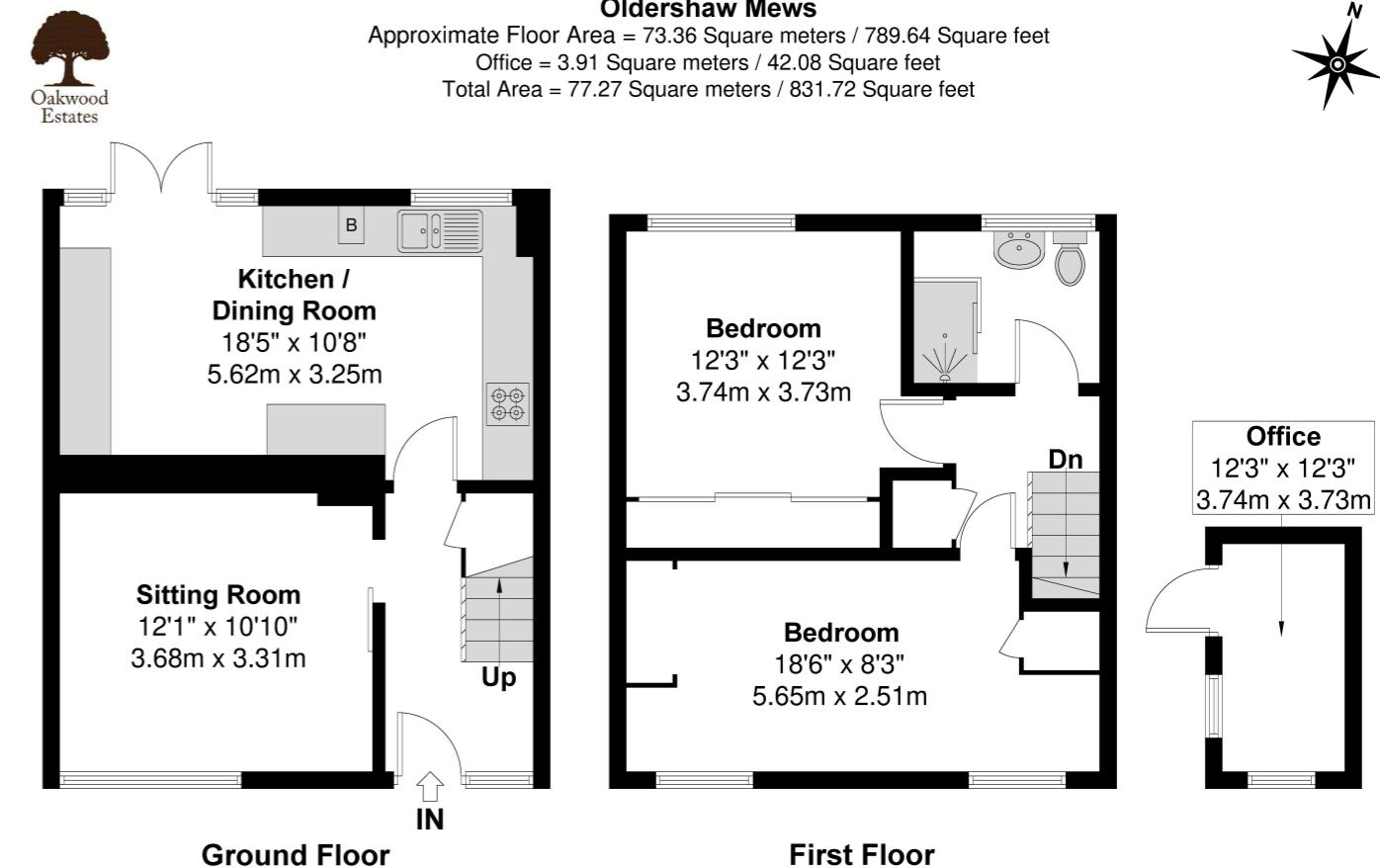
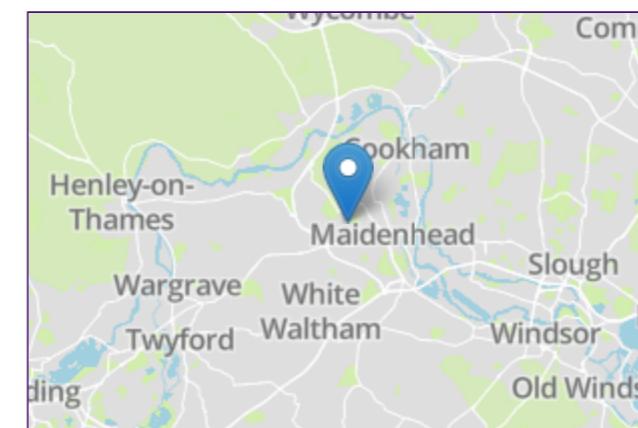


Illustration for identification purposes only, measurements are approximate, not to scale.

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 Govview.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		87
(81-91)	B		68
(69-80)	C		68
(55-68)	D		68
(39-54)	E		68
(21-38)	F		68
(1-20)	G		68
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			