



Situated in a highly desirable location, this beautifully presented and thoughtfully updated 3-bedroom semi-detached home offers a perfect blend of classic charm and modern comfort all within walking distance of Maidenhead town centre and railway station.

The property has been meticulously updated by our clients and enhanced by contemporary touches throughout. Upon entering, you walk into a bright and spacious living room with tiled flooring which leads to the large 'hub of the home' kitchen/dining room has been stylishly modernised, boasting sleek cabinetry, high-end appliances, and ample storage space, ideal for family meals or entertaining guests, while a partially glazed door provides access to a paved terrace, perfect for alfresco dining and relaxation. A contemporary shower/utility room complete the ground floor.

Upstairs, three well-proportioned bedrooms provide comfortable accommodation while a modern, fully-tiled family bathroom completes the first floor.

Outside - A paved patio leads to level lawn bounded by panelled fencing. There is also a detached HOME OFFICE and detached UTILITY/STORE ROOM.

The property also benefits from off-street parking with the convenience of being within easy reach of Maidenhead town centre, renowned schools, and the Crossrail service, making it an excellent choice for commuters and families alike.



Property Information

-  WALKING DISTANCE OF BOULTERS LOCK & MAIDENHEAD CROSSRAIL
-  BEAUTIFULLY PRESENTED THROUGHOUT
-  LARGE KITCHEN/DINING ROOM
-  LANDSCAPED GARDEN
-  DETACHED UTILITY/STORE ROOM
-  SEMI DETACHED 3 BEDROOM HOUSE
-  LIVING ROOM
-  TWO BATH/SHOWER ROOMS
-  DETACHED HOME OFFICE
-  OFF STREET PARKING

					
x3	x2	x2	x1	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.

Location

This property is conveniently located within a short walk to the Town Centre. The Railway station is approximately 1.1 miles away - providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead will also soon benefit from the Crossrail Development and redevelopment of the town centre. 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 D

Floor Plan



Blackamoor Lane
 Approximate Floor Area = 96.13 Square meters / 1034.73 Square feet
 Outbuildings Area = 17.04 Square meters / 183.41 Square feet
 Total Area = 113.17 Square meters / 1218.14 Square feet

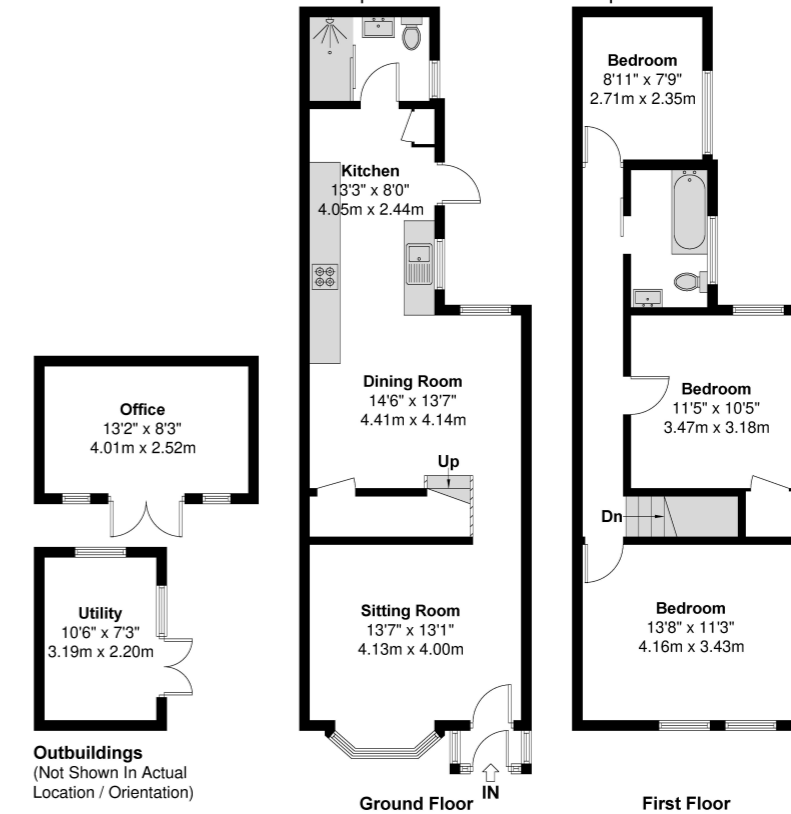
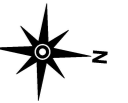
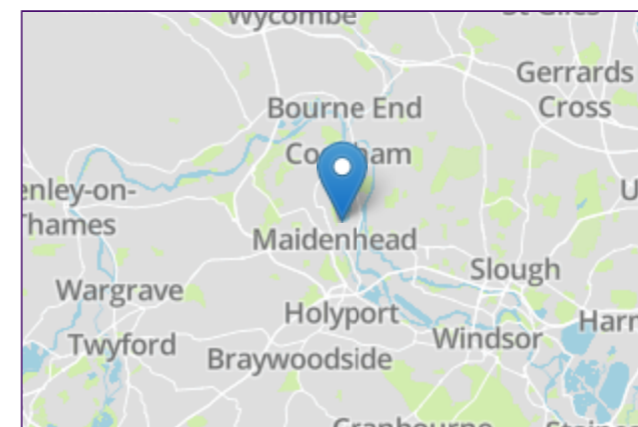


Illustration for identification purposes only, measurements are approximate, not to scale.

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		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	