



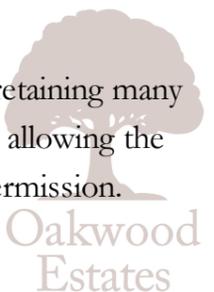
Nestled in the heart of Maidenhead, this delightful two double bedroom Victorian terrace offers a perfect blend of period charm and modern convenience. With its sought-after location and thoughtful layout, this home is ideal for first-time buyers, small families, or investors alike.

To the ground floor is a welcoming entrance hall, a well sized front sitting room with high ceilings and fireplace, a second reception room, and a well appointed kitchen with a door leading on to the garden.

To the first floor is the stylish principal bedroom which benefits from built in storage, the second double bedroom also with built in storage and an upstairs bathroom.

Externally, the well maintained garden features a sunny patio area, and a lawn with pretty shrubs and plants.

This well presented family home offers contemporary living accommodation whilst retaining many period and character features and comes with the added bonus of no onward chain allowing the possibility of a quick sale, there is also potential to extend subject to planning permission.



-  NO CHAIN
-  TWO DOUBLE BEDROOMS
-  CHARACTER FEATURES
-  COUNCIL TAX - BAND D
-  POTENTIAL TO EXTEND (S.T.P.P)
-  POPULAR LOCATION
-  PRIVATE GARDEN
-  WALKING DISTANCE TO MAIDENHEAD MAINLINE STATION AND CROSSRAIL (ELIZABETH LINE)
-  TWO RECEPTION ROOMS

					
x2	x2	x1	0	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 as well as an array of watersports. The local area has many 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.

Location

The property is situated in a popular residential location just a short walk from the town centre and the Crossrail train station. The M4 motorway provides access to London, the West Country, Heathrow Airport and the M25/wider motorway network. There is an excellent selection of nearby schooling options including highly rated schools in both the private and public sectors'

Council Tax
Band D



Belmont Road
Approximate Floor Area = 86.61 Square meters / 932.27 Square feet

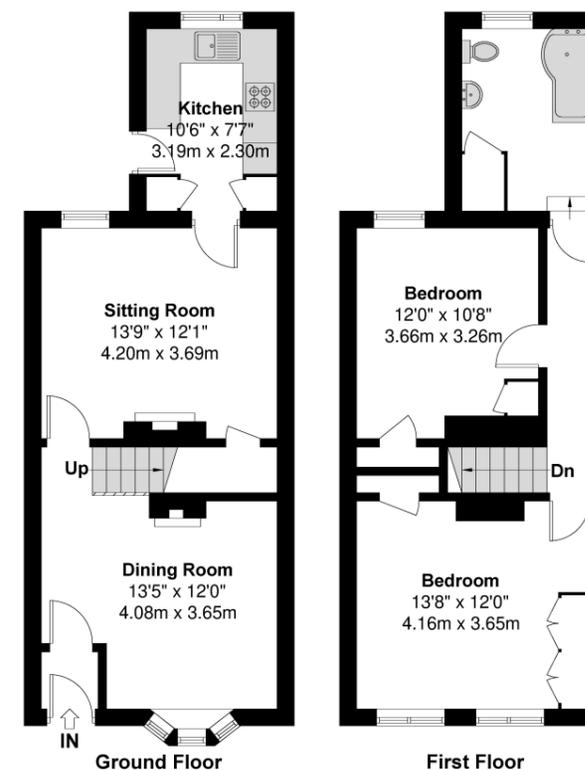
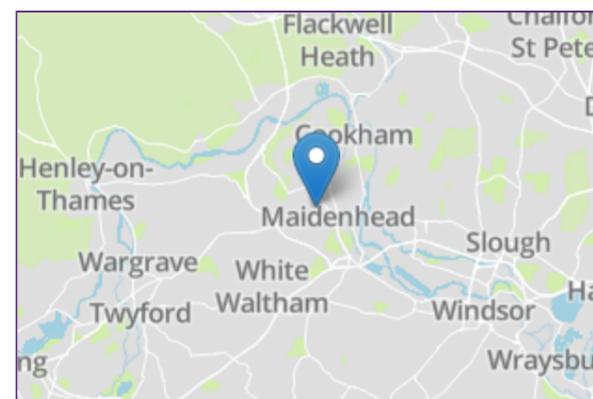


Illustration for identification purposes only, measurements are approximate, not to scale.

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	59	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			