






This rarely available characterful period FOUR BEDROOM detached family home is located in a sought after location and within catchment for Lowbrook Academy.

To the ground floor is a welcoming hallway with french oak flooring, a delightful family room with log burning stove, a light and bright kitchen/diner with double doors out onto the garden, a utility room and a downstairs WC. The first floor hosts three good sized bedrooms with built in storage and a well appointed family bathroom. On the second floor is another large double bedroom with eaves storage and views out on the garden.

The delightful rear garden features a patio seating area perfect for outdoor dining and a good sized lawn with mature trees and shrubs and tall borders providing seclusion and privacy. To the front is a pretty courtyard garden, parking for two cars and access to the home office/gym.

This charming property offers ideal family accommodation in a popular location and could easily be extended  
STP



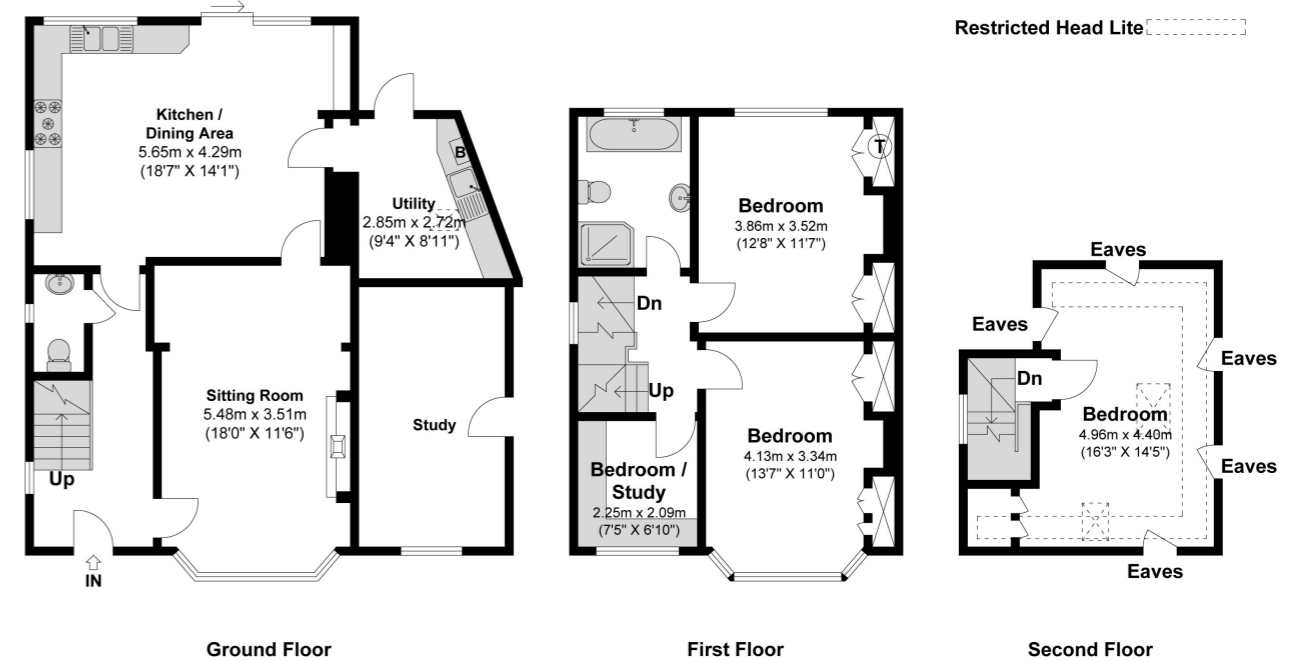
-  DETACHED FAMILY HOME
-  SOUTH FACING GARDEN
-  LOG BURNER
-  UTILITY AND STORAGE SPACE
-  HOME OFFICE/GYM

-  FOUR BEDROOMS
-  PERIOD FEATURES
-  DRIVEWAY PARKING
-  DOWNSTAIRS W.C
-  SCOPE TO EXTEND

					
x4	x2	x1	x2	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



**Smithfield Road**  
Approximate Floor Area  
1484.66 Square feet 137.93 Square metres



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.

**External**

The delightful rear garden features a patio seating area perfect for outdoor dining and a good sized lawn with mature trees and shrubs and tall borders providing seclusion and privacy. To the front is a pretty courtyard garden, parking for two cars and access to the home office/gym.

**Location**

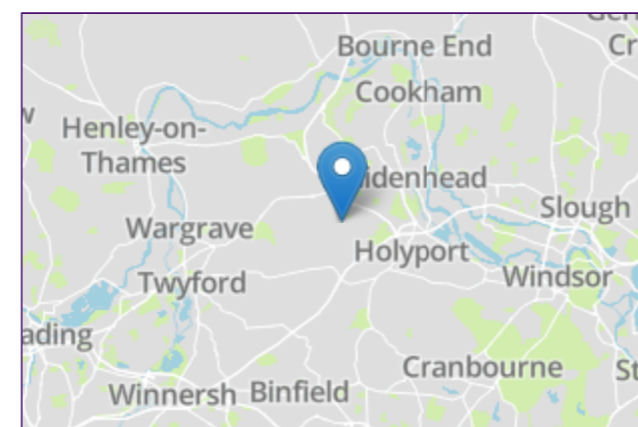
The property is in the popular Cox Green area of Maidenhead, less than 5 minutes' drive from the town centre and train station and with easy access to the A404M and M4. There is a selection of nearby schooling options as well as day to day amenities such a convenience stores within walking distance too. Of particular interest is Lowbrook Academy which the property is within the catchment area for.

**Transport Links**

Commuter services are excellent with the town's mainline railway station providing fast services to London Paddington. The station also forms part of the Crossrail network offering direct links into the heart of the Capital, including Canary Wharf in 55 minutes. The A404 is within 1 mile and links to both the M40 (J4) and the M4 (J8/9), which provide access to Heathrow, London, The West Country and the M25.

**Council Tax**

Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	