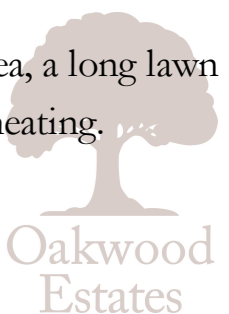


A charming 2 bedroom Victorian cottage, blending period character and modern comfort. This light and airy home is in excellent condition, featuring spacious living area and well-appointed double bedrooms, a beautifully presented modern family bathroom. The property boast a private, well maintained rear garden, complete with a separate home office, ideal for remote work or creative pursuits. Perfectly suited for those seeking a peaceful retreat with the convenience of modern living.









Located within the popular St. Marks area in MAIDENHEAD. The property is a short walk away from local parks, shops, transport links and within 1.1 miles of MAIDENHEAD STATION.

Externally, the well maintained westerly facing garden features a sunny patio area, a long lawn with pretty shrubs and plants, and a large home office with power and heating.





## Property Information

-  VICTORIA TERRACE COTTAGE
-  TWO DOUBLE BEDROOM
-  MODERN 3 PIECE BATHROOM
-  PRIVATE REAR GARDEN
-  EXCELLENT CATCHMENT FOR SCHOOLS
-  OUTBUILDING / HOME OFFICE
-  1.1 MILES TO MAIDENHEAD STATION (CROSSRAIL)
-  POPULAR ST MARKS LOCATION

					
x2	x2	x1	0	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

### Location

The property is situated in the popular St Marks 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 excellent schooling nearby including Newlands Girls School as well as day to day amenities such as a convenience store, a lovely cafe/restaurant and laundrette within walking distance.

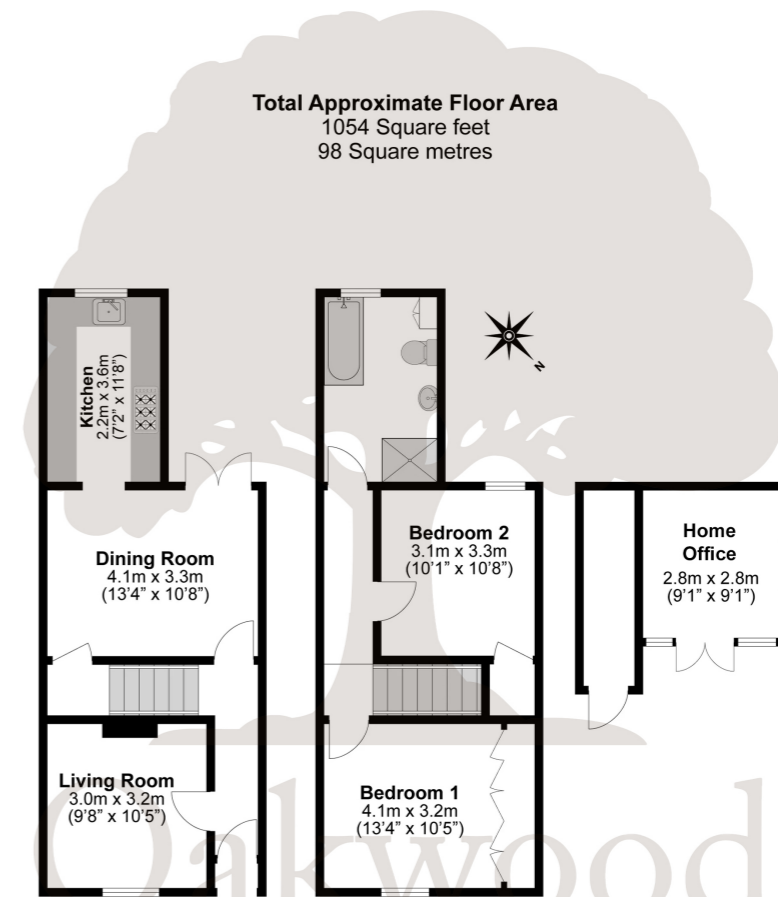
### Schools And Leisure

The surrounding area provides excellent schooling for children of all ages both in the private and state sector. There are numerous 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, which is within easy reach. The local area has many walking trails, including the National Trust woodland at Maidenhead Thicket and Pinkneys Green. Nearby amenities include the newly opened Braywick Leisure Centre, a multiplex cinema, shops and restaurants.

### Council Tax

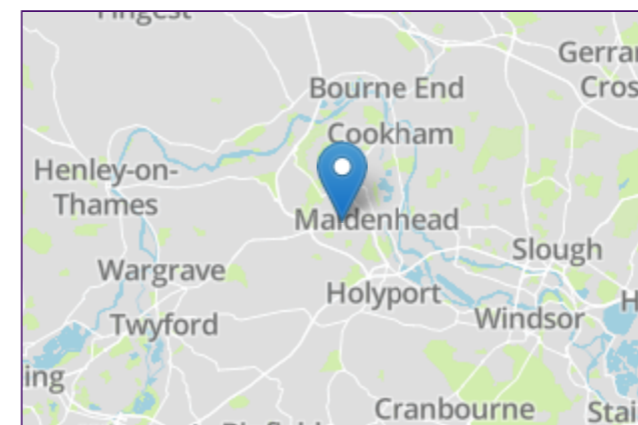
Band D

## Floor Plan



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		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			82