

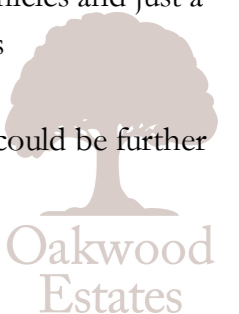


Located in a quiet residential setting just a short walk from Maidenhead Town Centre is a beautifully presented two double bedroom detached chalet bungalow which comes to the market in turn key condition. To the ground floor is the principal bedroom with built in storage, a newly fitted bathroom, a characterful reception room with log burning stove and a wonderfully light dining room with views of the garden. The stylish kitchen has been cleverly designed to provide ample storage and a rear extension provides a stunning further reception space with bi fold doors onto the patio and garden





To the first floor is a further bedroom benefitting from it's own modern en suite shower room and there is also a useful study room

Externally, the good sized garden has been lovingly maintained with an array of mature shrubs and trees providing privacy and seclusion. The outbuilding which is currently used for storage could easily be converted into a garden home office. To the front of the property is driveway parking for multiple vehicles and just a short walk away is extensive National Trust land offering many walking trails

This unique property in a sought after location, offers versatile living accommodation and could be further extended STP.



Property Information

-  EXCELLENT CONDITION
-  TWO BATHROOMS
-  DRIVEWAY PARKING
-  STUDY
-  LOG BURNER
-  TWO DOUBLE BEDROOMS
-  OPPORTUNITY TO ADD GARDEN OFFICE
-  QUIET RESIDENTIAL LOCATION
-  PRIVATE GARDEN

					
x2	x2	x2	x3	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



Canon Court Road
Approximate Floor Area = 122.73 Square meters / 1321.05 Square feet

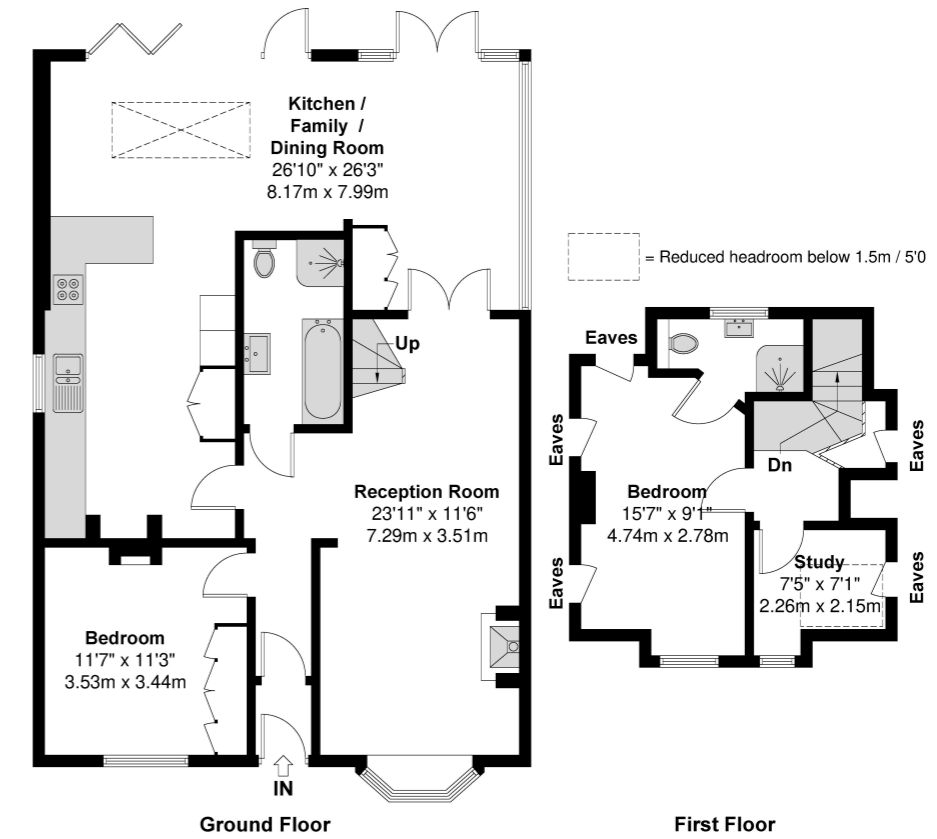


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

Location

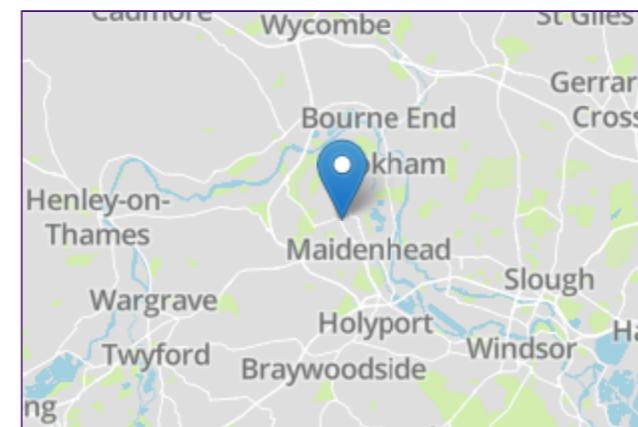
This property is conveniently located within 0.5 miles of Furze Platt Railway station - providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead also benefits from being part of the Crossrail network and the ongoing redevelopment of the town centre. For the commuter by 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 E

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 including Furze Platt Junior and Senior Schools.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			