



Situated within easy reach of Maidenhead town centre and the village of Holyport, this spacious three bedroom family home is being offered for sale in very good condition throughout.

On the ground floor, the front door leads to a spacious reception which is being cleverly used as a study, moving to the rear of the property there is a well equipped kitchen, a large living/dining room which is wonderfully light and a further reception room looking out onto the garden.

Upstairs the principal bedroom enjoys a dual aspect and there are two further good sized bedrooms all served by a family bathroom

Externally, the private garden is mainly laid to lawn with mature borders and shrubs. To the front, is access to the garage which could easily be converted into further living accommodation STP and driveway parking

A super opportunity to purchase a family home in the popular Holyport village.



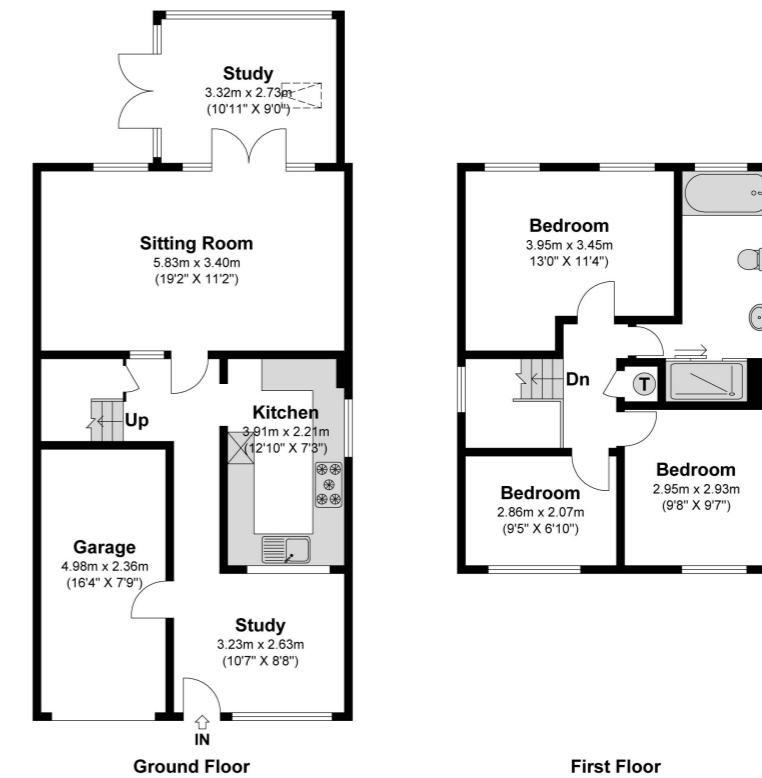
-  HOLYPORT COLLEGE CATCHMENT
-  PRIVATE GARDEN
-  STUDY
-  VERSATILE ACCOMMODATION
-  THREE DOUBLE BEDROOMS
-  GARAGE & DRIVEWAY
-  POPULAR RESIDENTIAL AREA
-  CLOSE TO MANY AMENITIES

					
x3	x2	x1	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Springfield Park

Approximate Floor Area
 1057.87 Square feet 98.28 Square metres (Excluding Garage)
 Garage Area 126.48 Square feet 11.75 Square metres
 Total Area 1184.35 Square feet 110.03 Square metres (Including Garage)



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.

Location

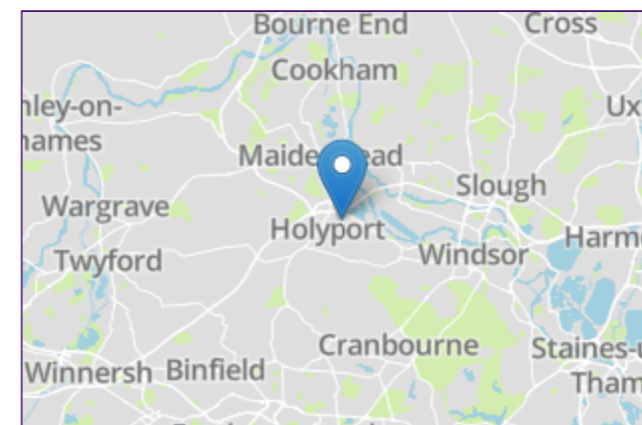
This property is conveniently located in the village of Holyport which offers a variety of local amenities including a cafe, butchers and pharmacy. Maidenhead Town Centre and the Crossrail Railway station providing fast links into London Paddington (fast trains approx. 20 minutes) is a short drive away. 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 and the local area has many walking trails over to Fifield and the neighbouring villages. 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	