




Set in the ever popular Lowbrook School Catchment, this FOUR bedroom detached family home on a corner plot enjoying a sunny, south facing garden. The property further benefits from; three reception rooms, driveway parking and garage with electric door, a garden office/studio, heat pump and solar panels with battery storage.

To the front of the property a driveway, flanked by mature shrubs and planting, leads to the garage and front door. The Hallway gives access to the spacious Dining Room, with bay window overlooking the front, and double doors to the Kitchen. The sunny Kitchen is fitted with a full range of floor and wall mounted units set to ample work top and incorporating a sink unit, large range cooker, fitted appliances and space for a tall fridge freezer. There is a door to garden. Further downstairs reception rooms include a study (currently in use as bedroom 5) and the dual aspect Living Room which leads to the Conservatory and, in turn, the garden.

Upstairs, the landing gives access to the largely boarded loft space. The Primary Bedroom has a full range of fitted wardrobes with a dressing table and a lovely fully tiled En Suite Shower Room. Three further bedrooms, all with fitted wardrobes, are served by the family bathroom.

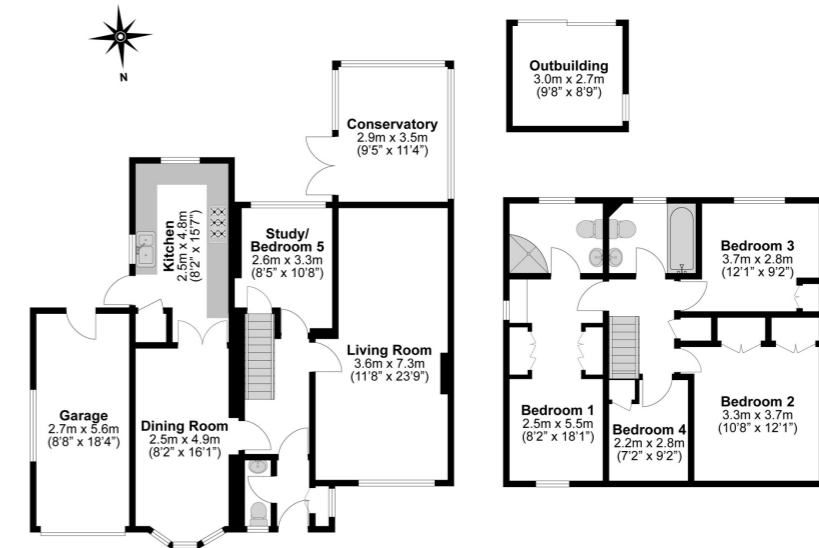


-  LOWBROOK SCHOOL CATCHMENT
-  CUL DE SAC LOCATION
-  CONSERVATORY
-  MATURE SOUTH WESTERLY GARDEN / CORNER PLOT
-  'SOLAR PANELS, BATTERY STORAGE AND HEAT PUMP'
-  FOUR BEDROOM DETACHED FAMILY HOME
-  THREE RECEPTION ROOMS
-  GARDEN OFFICE/STUDIO
-  DRIVEWAY PARKING & GARAGE



Total Approximate Floor Area
1765 Square feet
164 Square metres

					
x4	x3	x2	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



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

Outside

The property enjoys a south facing corner plot with mature trees and raised beds offering privacy. There is an area of level lawn and a pathway from the rear of the conservatory linking the patio, the kitchen, rear access to the Garage, with electric roller door, and the Garden Office/Studio. The heat pump is discretely located to the side of the garage and the garage houses the water tank and heating system.

Location

The property is ideally located for the commuter, within easy reach of Maidenhead Train Station which forms part of the Crossrail network and a short distance to the A308 providing access to the M4 and M40). Maidenhead is a large town in the Royal Borough of Windsor and Maidenhead, in Berkshire offering a good range of well known High Street retailers, complimented by a wide variety of independent and specialist stores. Maidenhead is a busy commuter town with excellent road and rail links making it a sought after location for businesses. The town boasts a thriving pharmaceutical and telecommunications presence with names such as 3 mobile, Glaxo Smith Kline

and Adobe. Maidenhead train station is served by local services operated by First Great Western from London Paddington to Reading, and is also the junction for the Marlow Branch Line. Maidenhead is included within the Crossrail scheme.

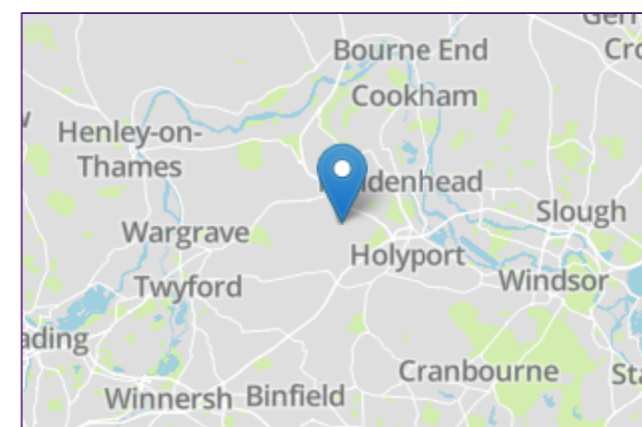
Schools & Leisure

This property is within the Lowbrook School Catchment, subject to intake. 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 E

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	80	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			