



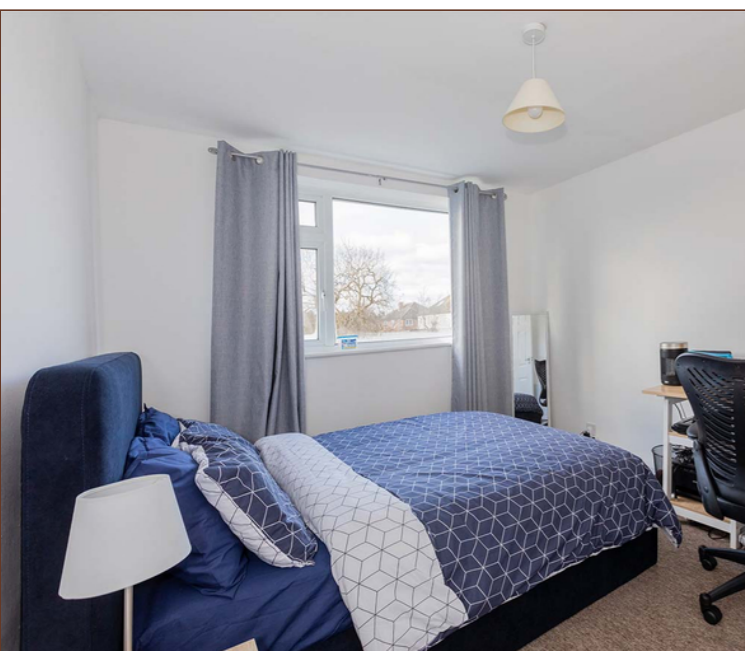
Offered to the market with NO ONWARD CHAIN and in excellent condition

An updated 1st floor two double bedroom maisonette situated in this sought-after location within walking distance of the town centre and Maidenhead station (Paddington/Elizabeth Line). This spacious property features 2 large double bedrooms, modern kitchen with access to private balcony, a generous sitting room, 2 allocated parking spaces, garage with a new roof and a very large private garden.

Please contact the agent for lease information


Ground rent £250 per year.

No Service charge





## Property Information

-  TWO DOUBLE BEDROOM MAISONETTE
-  MODERN KITCHEN WITH BALCONY
-  PRIVATE GARDEN
-  WITHIN WALKING DISTANCE OF TOWN CENTRE & RAILWAY STATION
-  EPC - C
-  GOOD SIZE SITTING ROOM
-  PRIVATE ENTRANCE
-  TWO ALLOCATED PARKING SPACES
-  NO ONWARD CHAIN
-  SINGLE GARAGE

|  |   |   |   |   |   |
|--|---|---|---|---|---|
|  |  |  |  |  |  |
| x2   | x1  | x1  | x2  | Y   | Y   |
| Bedrooms   | Reception Rooms   | Bathrooms   | Parking Spaces  | Garden  | Garage  |

### External

The property benefits from allocated parking for 2 cars, a single garage and a good size private garden.

### Location

This property is conveniently located within walking distance of the Town Centre and Maidenhead Railway station (Paddington/Elizabeth Line) is approximately a mile away, providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead now also benefits from being part of the Crossrail network with the Elizabeth Line offering direct services into Central and East London. 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.

### 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, the new Braywick Leisure centre, a multiplex cinema, shops and restaurants. There are also a number of good and outstanding schools close by.

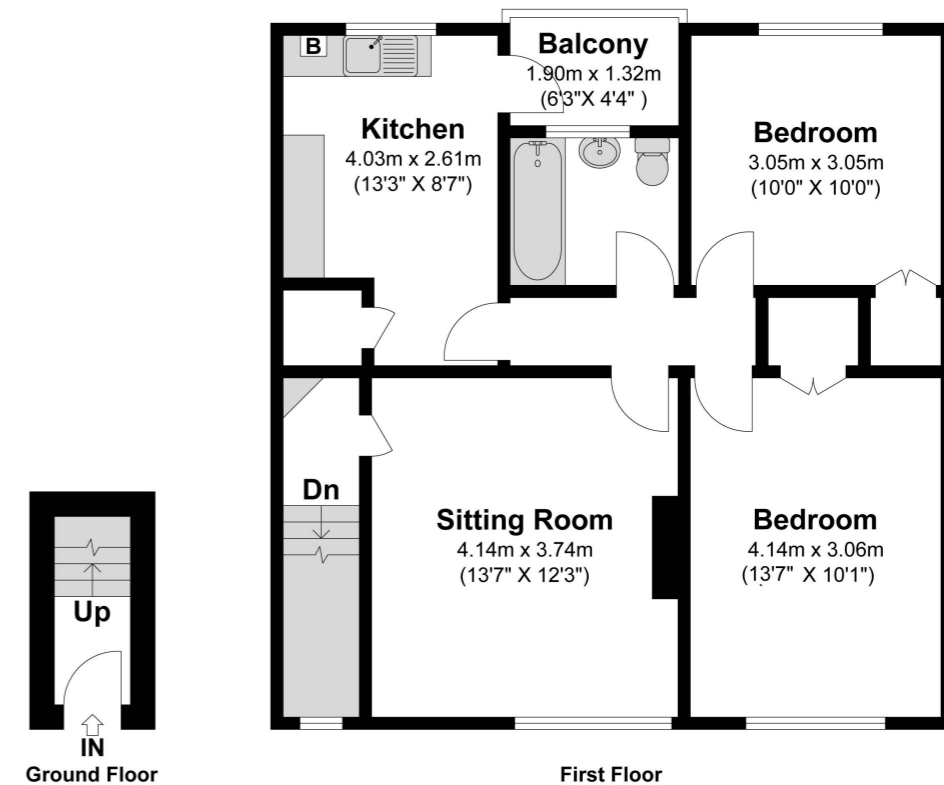
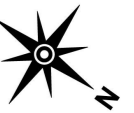
### Council Tax

Band C

## Floor Plan

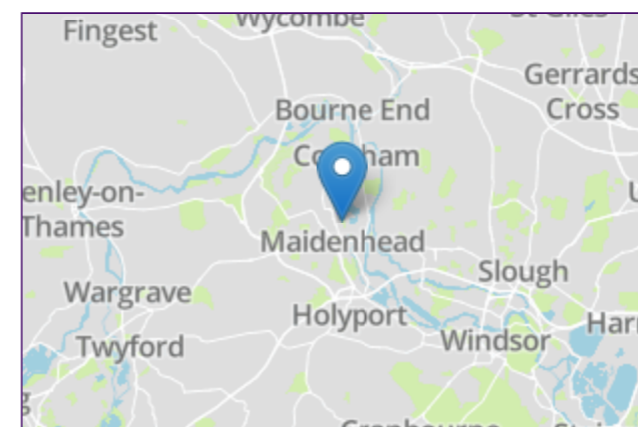


**Green Close**  
Approximate Floor Area  
710.41 Square feet 66.0 Square metres



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.



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 75                      | 79        |
| (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 |           |