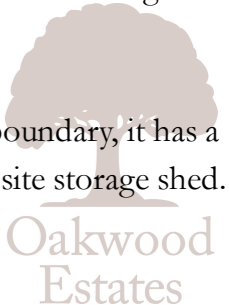


Situated in a quiet private mews in a popular area of Maidenhead, this charming TWO bedroom mid terraced home has been renovated throughout to offer modern and contemporary accommodation with, new gas-fired central heating, new carpets, fitted blinds throughout, a private south facing garden, allocated parking. Set within walking distance of the town centre & Crossrail. There is also the added benefit of walled communal gardens and plenty of visitor parking spaces.

Front door with courtesy porch lead into the Hallway with downstairs Cloakroom and doors to the Living Room and Kitchen. The Kitchen overlooks the front and is fitted with a range of floor and wall mounted units set to ample worktop with space for a fridge freezer and plumbing for washing machine and integrated water softener. The bright and spacious Living/Dining Room has French doors opening to the decked, south facing garden.

Upstairs, there are two double Bedrooms both with fitted wardrobes, Bedroom One has a fitted ceiling fan and both are served by a luxury and contemporary Shower Room.

To the rear, the private Garden is fully decked with raised borders and brick walling to the boundary, it has a sunny, south facing aspect and a full width fitted electric awning providing shade and composite storage shed. There are further communal grounds.



## Property Information

-  WALKING DISTANCE OF MAIDENHEAD TOWN & CROSSRAIL
-  FULLY REFURBISHED THROUGHOUT
-  LIVING / DINING ROOM
-  REFITTED KITCHEN & BATHROOM
-  ALLOCATED AND VISITORS PARKING
-  SOUTH FACING WALLED GARDEN
-  PRIVATE RESIDENTIAL SETTING
-  TWO BEDROOMS
-  REFITTED BATHROOM
-  DOWNSTAIRS CLOAKROOM
-  VIEWING HIGHLY RECOMMENDED

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

### 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 Highfield Girls School

### Outside

To the rear is a private enclosed south-facing decked garden with brick walls to the boundary. There is allocated parking for 2 vehicles and numerous visitor parking bays. Further communal walled gardens surround this private mews

### Location

This property is conveniently located within a Town Centre private estate and Maidenhead Crossrail Railway station is approximately 0.3 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.

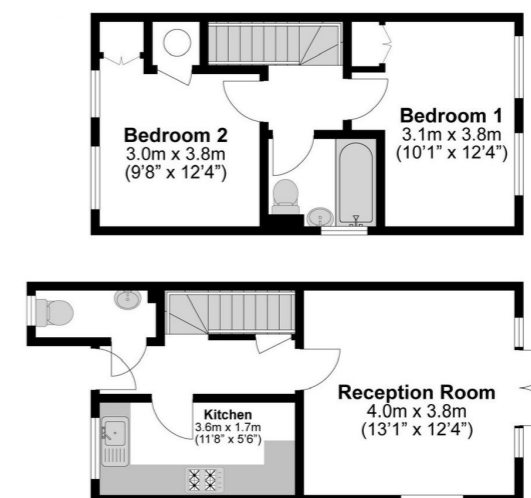
### Council Tax

Band D

## Floor Plan

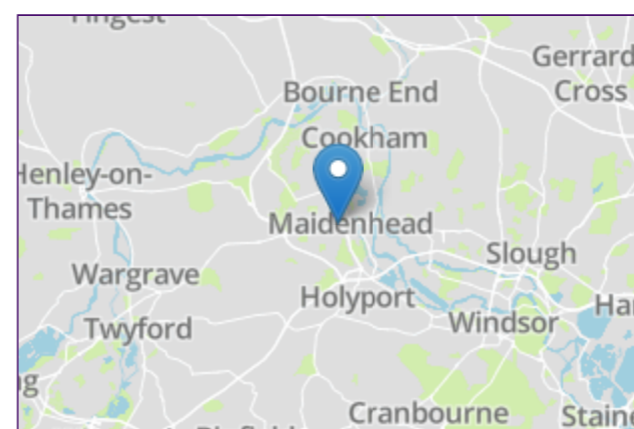


Total Approximate Floor Area  
645 Square feet  
60 Square metres



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		89
(81-91)	B		
(69-80)	C	74	
(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			