

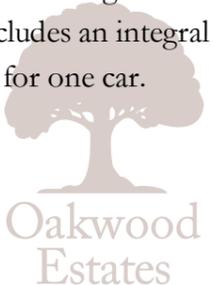


Welcome to this attractive and well presented four bedroom semi detached family home ideally situated in the heart of popular Cox Green. This property boasts a perfect blend of modern amenities and practical living, all within a close distance to Maidenhead station (Elizabeth Line) making it an ideal home for families and professionals alike.

The ground floor comprises an entrance hall, a W.C, a generous light and bright lounge with access to the rear garden and a well-sized study. An open plan kitchen/diner enjoys views over the patio and private garden and features a range of integrated appliances and eye and base level units.

Upstairs, the property offers four good sized bedrooms with the principal bedroom benefiting from built in storage. A modern family bathroom serves the upstairs living quarters.

The rear garden is a true delight and features a large patio area making it perfect for alfresco dining and summer barbecues, along with a lawn area with mature borders and shrubs. The property includes an integral garage with useful utility space which could be converted (STPP) and driveway parking for one car.



# Property Information

# Floor Plan

-  FOUR BEDROOMS
-  OPEN PLAN KITCHEN/DINER
-  DOWNSTAIRS STUDY/PLAYROOM
-  QUIET CUL DE SAC LOCATION
-  BUS TO TOWN FROM NEAR BY STOP
-  SEMI DETACHED HOUSE
-  LIVING ROOM WITH OPEN FIREPLACE
-  DRIVEWAY PARKING
-  SHORT DISTANCE TO MAIDENHEAD TRAIN STATION (ELIZABETH LINE) AND TOWN CENTRE

					
x4	x3	x1	x1	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



**Culley Way**  
 Approximate Floor Area = 113.58 Square meters / 1222.57 Square feet  
 Garage Area = 11.88 Square meters / 127.87 Square feet  
 Total Area = 125.46 Square meters / 1350.44 Square feet

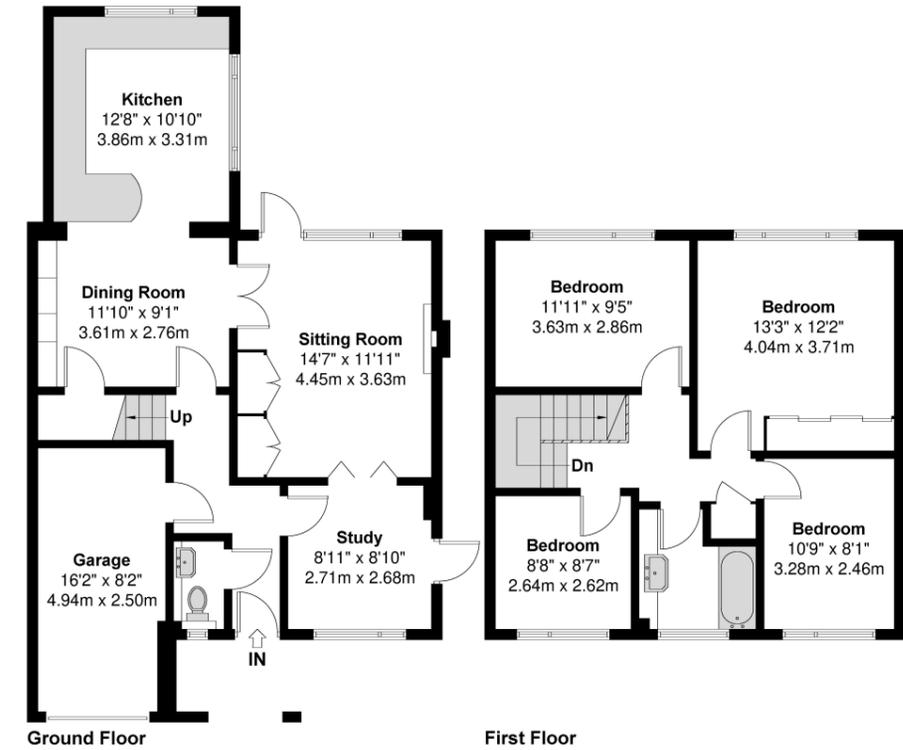


Illustration for identification purposes only, measurements are approximate, not to scale.

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

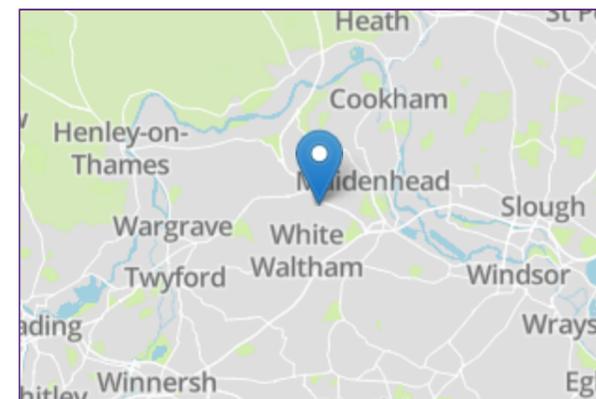
The setting is convenient for the road commuter with the A404(M) about 0.8 of a mile distant, which links to the M40 and M4 motorways. The local area has many walking trails, including the National Trust land at Maidenhead Thicket and Pinkneys Green. Nearby leisure pursuits include Cox Green Leisure Centre, cricket clubs, Ockwells Park, watersports at Bray, Taplow and Dorney Lakes, and a leisure centre and nature reserve at Braywick Park. Maidenhead station is 2.3 miles with direct access to London Paddington and is served by the Elizabeth Line

## Schools And Lesuire

The property is located within easy reach of many good and outstanding schools including Newlands Girls. Maidenhead town centre is within easy reach and offers shopping and a variety of restaurants, bars and cafes in the Waterside Quarter. 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 less than a mile away and Pinkneys Green. Nearby amenities include numerous golf courses, the newly built Braywick Leisure centre, a multiplex cinema, shops and restaurants.

## Council Tax

Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			