



This impressive five bedroom detached period property offers substantial living accommodation throughout and blends original features and modern decor, located in the heart of Maidenhead.

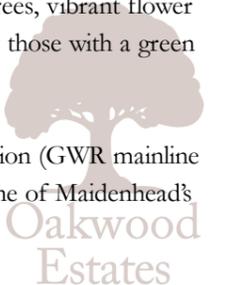
To the ground floor, two spacious reception rooms with ample living space for both formal entertaining and relaxed family gatherings. The original features, including high ceilings, original doors, sash windows and ornate fireplaces, have been lovingly preserved, adding to the property's character and charm. The heart of the home is the kitchen/dining room with its ample storage, patio doors to the garden, underfloor heating, granite worktops and range cooker, overlooking the rear garden and is perfect for family meals and entertaining guests. There is also a cloakroom, pantry and useful utility on the ground floor.

To the first floor, a light and airy landing area and five well proportioned bedrooms, two of which have en-suites with underfloor heating. The main bedroom benefits from a walk in wardrobe. The beautiful family bathroom features a roll top bath and separate shower unit.

There is a bonus room on the second floor.

Outside, the property truly shines. The beautifully landscaped garden offers a peaceful retreat, with mature trees, vibrant flower beds, and a large patio area ideal for outdoor entertaining. There is plenty of space for children to play or for those with a green thumb to indulge in gardening. To the front, the private driveway provides ample parking.

Added benefits include just a short five minute walk to the High Street and a ten minute walk to the train station (GWR mainline and the Elizabeth Line). Don't miss this rare opportunity to own a historic yet beautifully updated home in one of Maidenhead's most desirable locations.



Property Information

Floor Plan

- CLOSE PROXIMITY TO EXCELLENT AND OUTSTANDING SCHOOLS
- PRIVATE REAR GARDEN
- DETACHED 5 BEDROOM PROPERTY
- POPULAR LOCATION
- DRIVEWAY PARKING
- CLOSE PROXIMITY TO MAIDENHEAD TOWN & TRAIN STATION (CROSSRAIL)
- RESIDENTIAL LOCATION
- VICTORIAN HOUSE WITH AN ABUNDANCE OF CHARACTER

x5	x2	x4	x7	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



The Crescent
 Approximate Floor Area = 224.14 Square meters / 2412.62 Square feet
 Outbuilding Area = 11.13 Square meters / 119.80 Square feet
 Total Area = 235.27 Square meters / 2532.42 Square feet

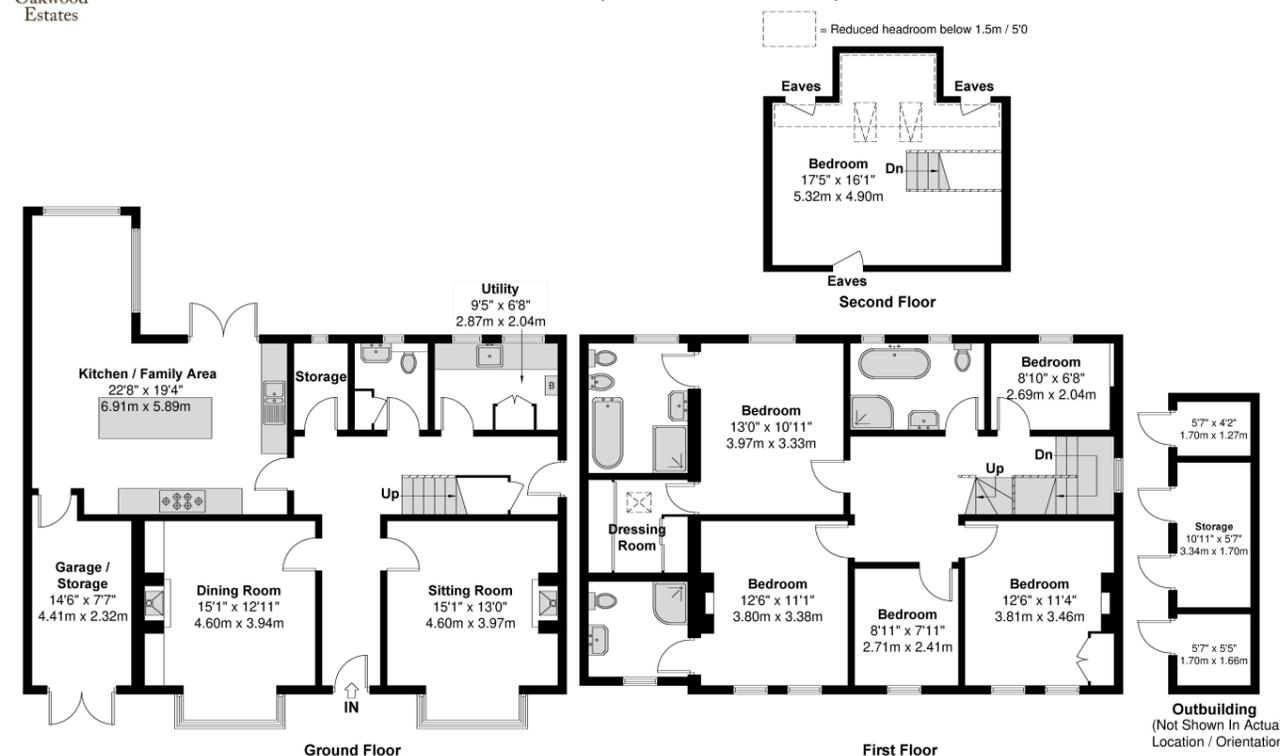


Illustration for identification purposes only, measurements are approximate, not to scale.

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

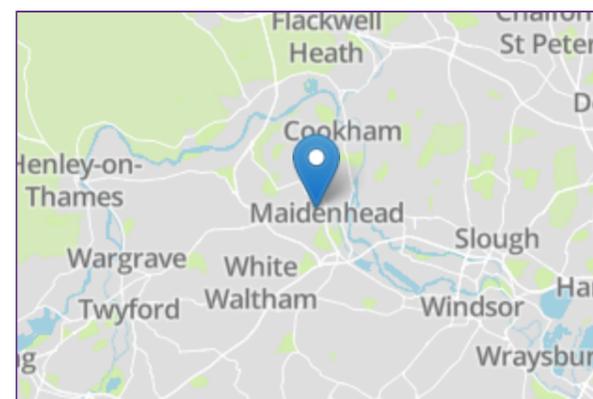
The property is situated in a popular residential location just 0.5 miles from the town centre and 0.8 miles from the Crossrail train station and with easy access to the A404M and M4. There is an excellent selection of nearby schooling options including Claires Court Senior and Highfield Girls School.

Council Tax

Band G

Schools & Leisure

The property is located within catchment and walking distance of Newlands Girls School and there is a good selection of other good and outstanding schools very close by. 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 newly built Braywick Leisure centre, a multiplex cinema, shops and restaurants.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	59	73
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			