









This ideally located three double bedroom terraced house situated in a sought-after residential area comes to the market in excellent order. The ground floor features a light and airy 20ft reception room, an extended kitchen which provides the perfect family dining space, a good sized entrance hall and modern wc. To the first floor there are three well-proportioned bedrooms and a contemporary family bathroom with shower enclosure. Externally the private rear garden is mainly laid to lawn with a paved patio and brick built storeroom which could easily be converted to a home office. To the front, there is a pretty garden which could also make way for driveway parking. This property is an excellent first time purchase or family home due to its ideal location close to many good schools as well as Ockwells Park



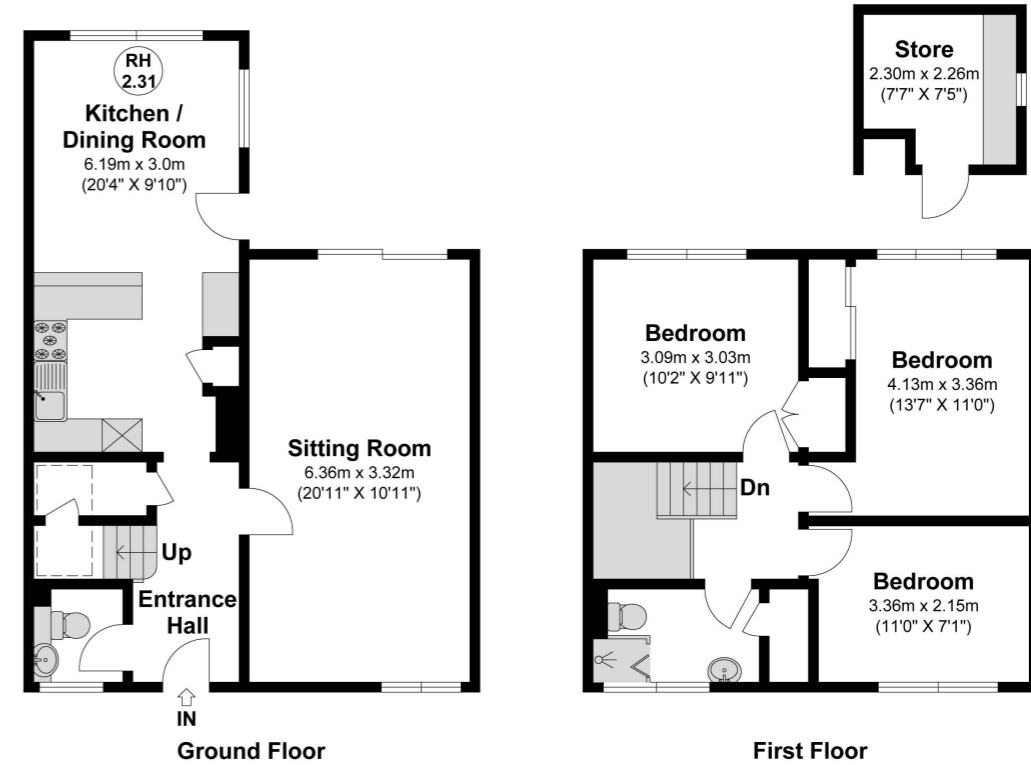
-  THREE DOUBLE BEDROOMS
-  POPULAR LOCATION
-  PRIVATE GARDEN

-  EXTENDED GROUND FLOOR
-  CLOSE TO A NUMBER OF GOOD AND EXCELLENT SCHOOLS
-  CLOSE TO MANY AMENITIES

					
x3	x2	x1	0	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Blenheim Road
 Approximate Floor Area
 1007.61 Square feet 93.61 Square metres (Excluding Store)
 Store Area 51.45 Square feet 4.78 Square metres
 Total Area 1059.06 Square feet 98.39 Square metres (Including Store)



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

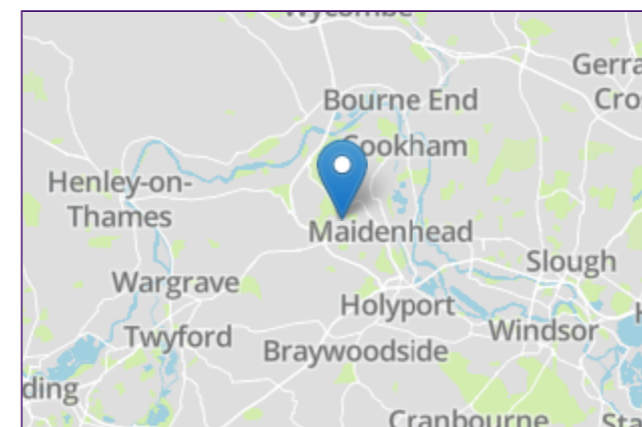
Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are 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.

Location

Ideally situated in a prime Maidenhead location and close to a number of good schools including Newlands Girls School, Furze Platt, Desborough, Cox Green and Altwood. The property is just over 2 miles from Maidenhead Train Station which forms part of Crossrail and a short distance to the A404 providing access to the M4 and M40. Maidenhead is a large town in the Royal Borough of Windsor and Maidenhead, in Berkshire which is currently undergoing huge regeneration within the town centre. Maidenhead is a busy commuter town with excellent road and rail links making it a sought after location for businesses. 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 And Leisure

There are numerous local sports clubs including Pinkneys Green Cricket Club which is just a stones throw from the property, 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 golf, an indoor swimming pool and 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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	84