










An ideally located three bedroom semi detached house which comes to the market in superb condition and benefits from a contemporary design throughout. To the ground floor is a modern kitchen with built in appliances and ample storage, a cloakroom and a spacious open plan reception room perfect for dining and entertaining and with french doors out onto the garden. On the first floor are two light and bright good sized bedrooms and a well appointed family bathroom, whilst the second floor hosts the fantastic principal bedroom with en suite bathroom



Externally, there is an attractive newly landscaped rear garden with patio seating area and to the front of the property is driveway parking. The property is located close to the River Thames and Ray Mill Island as well as both Maidenhead town centre and the mainline railway station (Crossrail) which is just over a mile away. There are many good and outstanding schools close by making this property the perfect family home

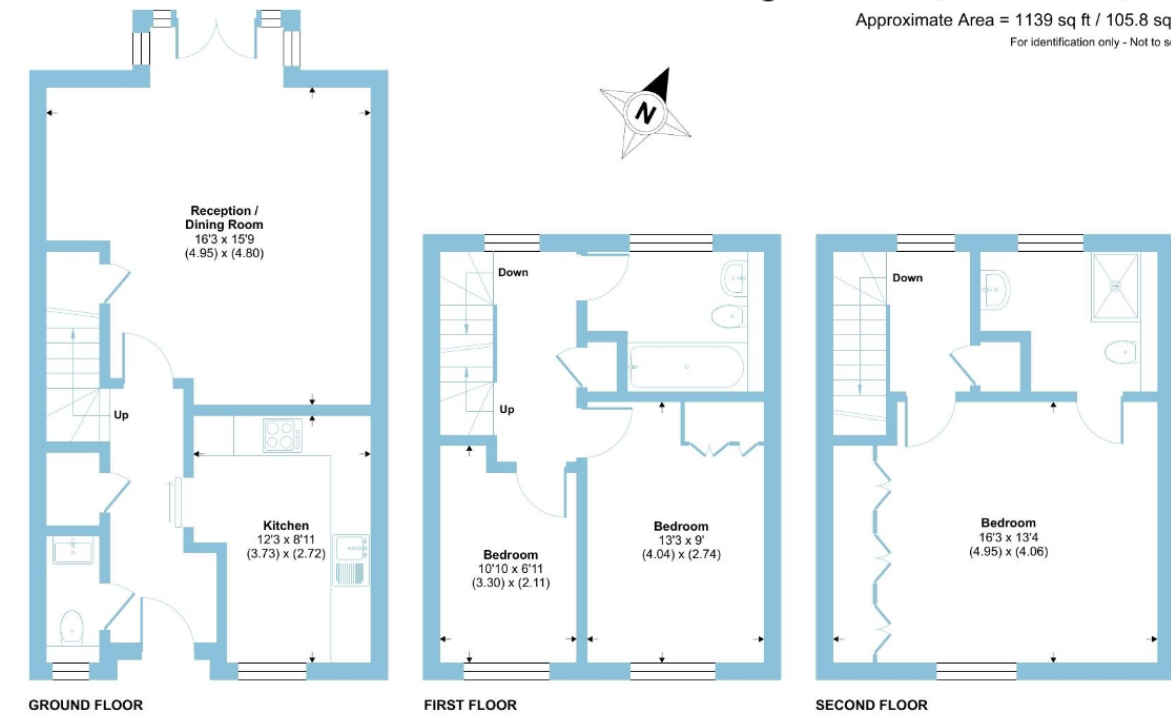


-  TURN KEY CONDITION
-  NEWLY LANDSCAPED GARDEN
-  DRIVEWAY PARKING
-  THREE BEDROOMS
-  POPULAR BOULTERS MEADOW LOCATION
-  TWO BATHROOMS (1 EN-SUITE)
-  CLOSE TO GOOD AND OUTSTANDING SCHOOLS
-  STYLISH DECOR

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

Kingfisher Drive, Maidenhead, SL6

Approximate Area = 1139 sq ft / 105.8 sq m
For identification only - Not to scale



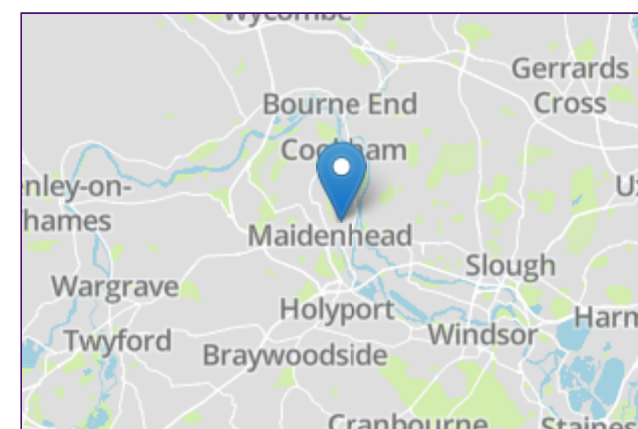
Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are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

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.

Location

This property is conveniently located within a short walk to the Town Centre. The Railway station is approximately 1.5 miles away - providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead will also soon benefit from the Crossrail Development and redevelopment of the town centre. 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	89
(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	