



This beautifully presented semi-detached home enjoys an enviable position within a peaceful residential cul-de-sac, celebrated for its warm community feel and easy access to leafy open spaces, highly regarded schools, and excellent commuter links. Thoughtfully designed with a spacious, balanced layout and stylish modern enhancements, it offers the perfect setting for contemporary family living.

The ground floor features a bright and welcoming entrance hallway which leads on to a spacious open plan kitchen/living room/dining room with a middle island, contemporary fittings and integrated appliances. It also benefits from a family room, study and useful utility space, with access on to a storage space. The main living area has bifolding doors out on to the garden.

Upstairs, there are three well-proportioned bedrooms, offering flexibility for families, guests, or home working. The principal bedroom has an en suite shower room and there is a dressing room which could be used as a nursery or second study, the family bathroom completes the first floor. The interior is finished in a clean, modern style, allowing buyers to move straight in and enjoy.

Outside, the property benefits from a paved low maintenance private rear garden which is ideal for children or outdoor dining, and a driveway at the front provides off-street parking for three cars.

Eskdale Gardens is a popular and well-connected location, just a short drive or walk to Maidenhead town centre and train station, with fast services to London via the Elizabeth Line. Local road links via the A404 and



**Oakwood  
Estates**

# Property Information

-  THREE BEDROOMS
-  DRESSING ROOM
-  HOLYPORT COLLEGE CATCHMENT
-  LOW MAINTENANCE REAR GARDEN
-  QUIET CUL DE SAC LOCATION

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

## Location

This property is conveniently located in the village of Holypot within easy reach of Maidenhead Town Centre and the Crossrail Railway station providing fast links into London Paddington (fast trains approx. 20 minutes). 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.

## Sports And Leisure

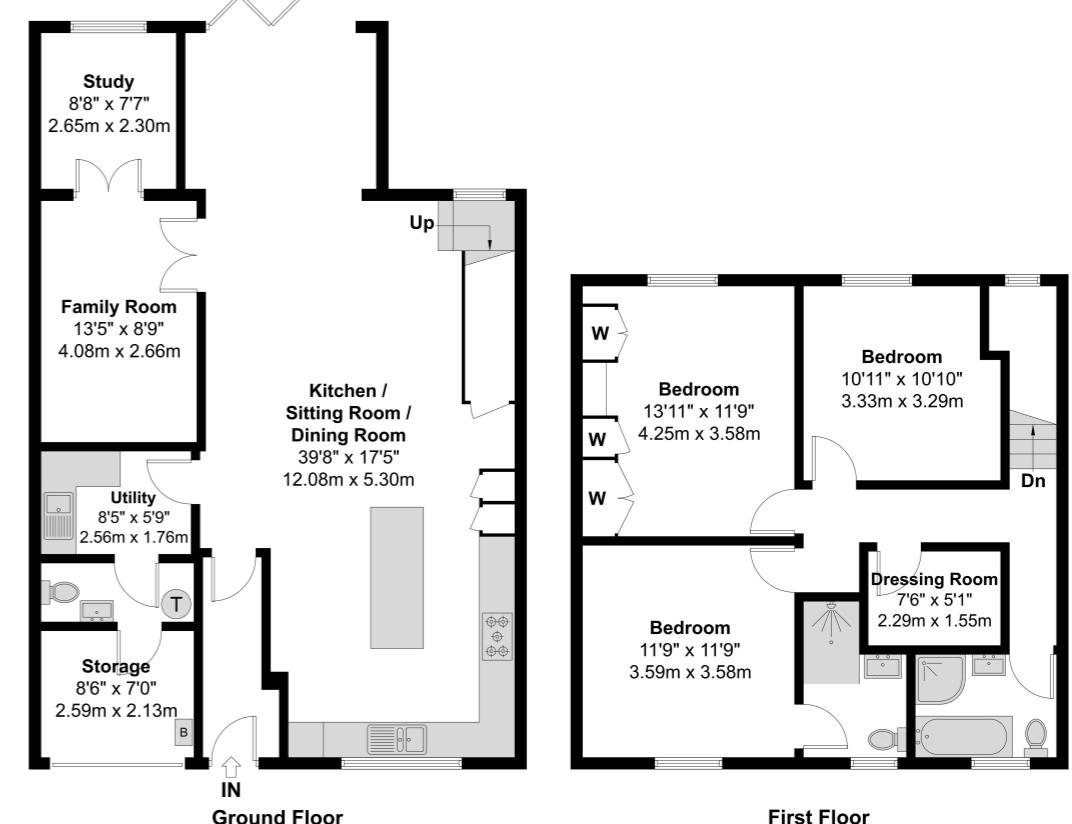
There are numerous local sports clubs including tennis, rugby, rowing and football, various fitness centres and racing at Ascot and Windsor. The River Thames can also be accessed at Maidenhead with many walks to be enjoyed along the Thames Path. The local area has many walking trails, including the National 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.

# Floor Plan



## Eskdale Gardens

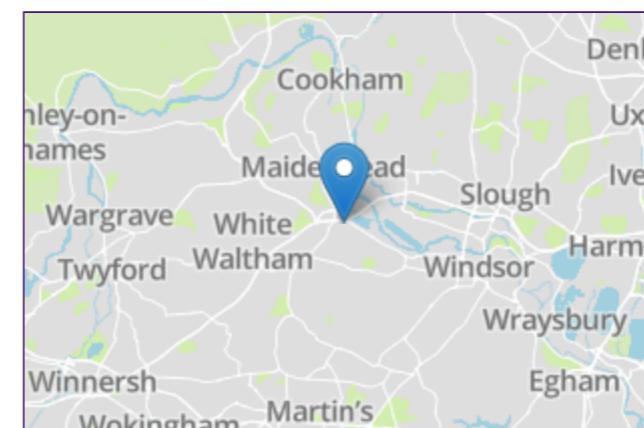
Approximate Floor Area = 156.72 Square meters / 1686.92 Square feet



First Floor

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 Govview.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		
(81-91)	B		81
(69-80)	C		
(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			