



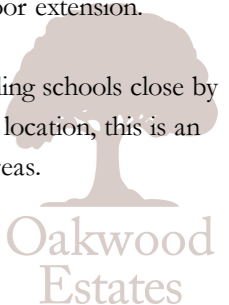
Located in an enviable location is a four double bedroom detached family home which comes to the market in turn key condition

On the ground floor is a welcoming entrance hall with built in storage, a good sized reception room which would make an ideal study or playroom and a bright and spacious double bedroom with large modern en suite bathroom. To the rear of the property is a wonderful open-plan living and kitchen area, the real heart of the home. The newly fitted German kitchen is fully equipped with sleek cabinetry, integrated appliances, Quooker tap, underfloor heating, and ample counter space. The living area is flooded with natural light due to added sky light and the log burner creates a warm and welcoming atmosphere. There is easy access to the rear patio and garden via by folding patio doors. There is also a useful utility room, wc and cellar for storage.

Upstairs, the property boasts three generously sized bedrooms. The principal bedroom features built-in wardrobes and an en suite bathroom, while the two further doubles are well sized. A stylish family bathroom serves the remaining bedrooms, finished to a high standard with modern fixtures.

Externally, the property offers a beautifully landscaped garden with a large patio area, perfect for outdoor dining and entertaining. The home also benefits from driveway parking with space for 2/3 cars, as well as a garage, offering further parking or storage options as well as an EV charging point. The current owners also have permission granted for a first floor extension.

This exceptional property is ideally located for Maidenhead Crossrail station and with many good and outstanding schools close by including St Pirans and Claires Court Senior School. With its modern features, spacious layout, and desirable location, this is an exceptional opportunity to acquire a dream home in one of Maidenhead's most sought-after areas.





-  FOUR BED DETACHED PROPERTY
-  DRIVEWAY PARKING FOR 2 CARS
-  0.9 MILE FROM MAIDENHEAD CROSSRAIL STATION
-  SOUGHT AFTER LOCATION
-  THREE BATHROOMS (INCLUDING TWO EN-SUITE)
-  MODERN & SPACIOUS THROUGHOUT
-  SINGLE GARAGE
-  BEAUTIFULLY PRESENTED
-  UTILITY ROOM & W.C

					
x4	x2	x3	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



**Belmont Road**  
 Approximate Floor Area = 152.0 Square meters / 1636.11 Square feet  
 Garage Area = 14.82 Square meters / 159.52 Square feet  
 Total Area = 166.82 Square meters / 1795.63 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.

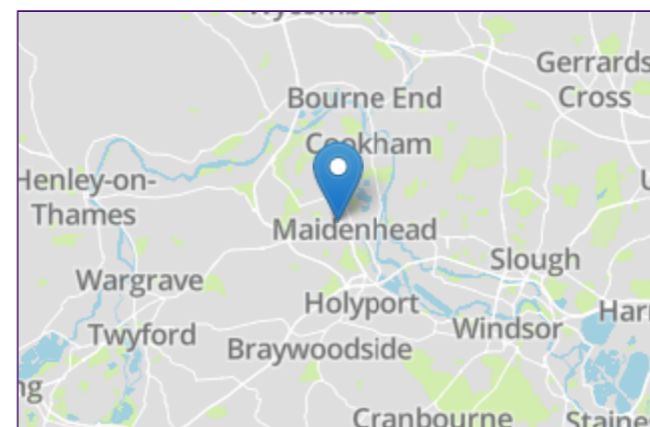
**Location**

The property is situated in a popular residential location just a short walk from the town centre and the Crossrail train station. The M4 motorway provides access to London, the West Country, Heathrow Airport and the M25/wider motorway network. There is an excellent selection of nearby schooling options including highly rated schools in both the private and public sectors.

**Sport 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 as well as an array of watersports. 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 new Braywick Leisure centre, a multiplex cinema, shops and restaurants.

**Council Tax**  
Band F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			82