



A superbly presented THREE/FOUR bedroom detached property located on a popular cul-de-sac in a prime residential area and within catchment for the ever popular Holyport College. To the ground floor is a welcoming hallway, a light and bright reception room, a good size study, a modern wc and to the rear is an outstanding kitchen/diner/family room which has ample space for family dining and entertaining, there is also direct access to the garden via large bifolding doors.

On the first floor, the principal bedroom has been extended into the fourth bedroom to include an excellent dressing room, there is also a large en suite bathroom. The second and third bedrooms both have built in wardrobes and are well sized doubles, there is also a modern and well-appointed family bathroom.

The attractive rear garden is approached via a wide paved patio leading to level lawn bounded by brick walls and panelled fencing with shrub borders and a variety of tree plantings. To the front is driveway parking for two cars. The property also benefits from side access.

We feel this property would make a wonderful family home due to its ideal position, turn key interior and proximity to local excellent schooling. Please note there is no onward chain.



-  MODERN DETACHED FAMILY HOME
-  MASTER BEDROOM WITH DRESSING ROOM/ENSUITE
-  FAMILY BATHROOM
-  LARGE KITCHEN/DINER/FAMILY ROOM
-  DRIVEWAY PARKING FOR SEVERAL CARS
-  EPC - B
-  HOLYPORT COLLEGE CATCHMENT
-  2 FURTHER DOUBLE BEDROOMS
-  TWO RECEPTION ROOMS
-  LANDSCAPED LEVEL GARDEN
-  NO CHAIN

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



High Trees
Approximate Floor Area = 162.04 Square meters / 1744.18 Square feet

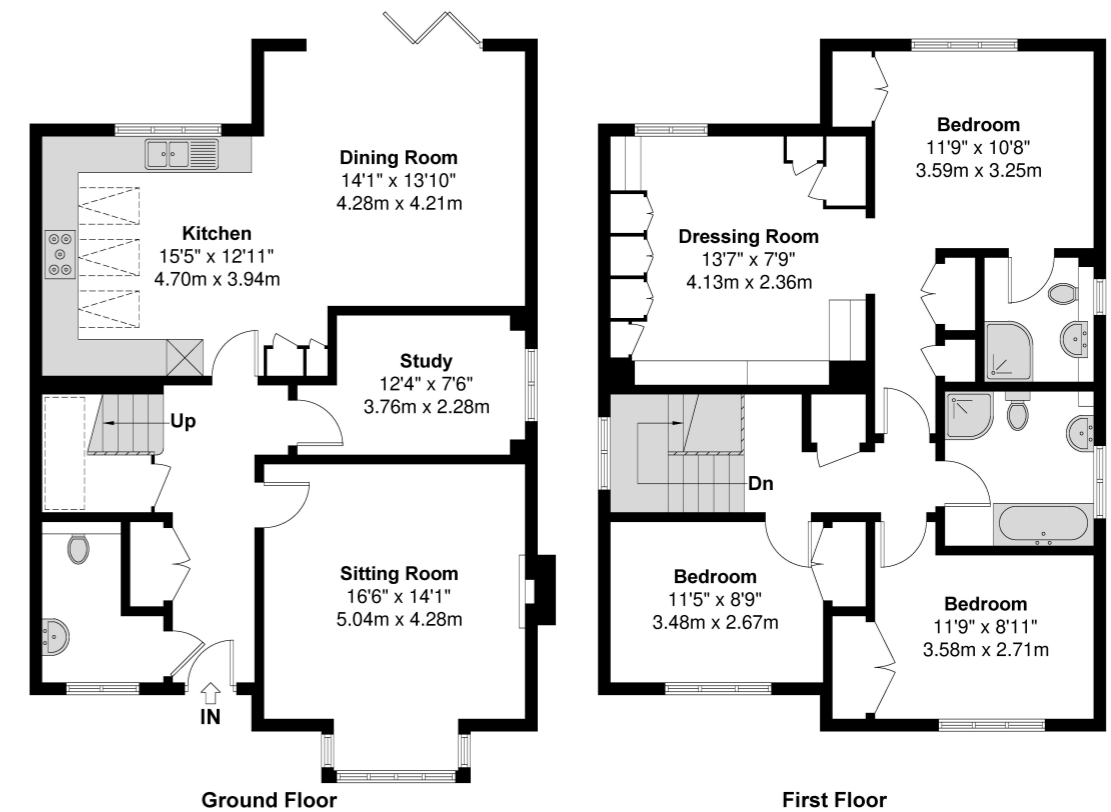


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

External

The attractive rear garden is approached via a wide paved patio leading to level lawn bounded by brick walls and panelled fencing with shrub borders and a variety of tree plantings. To the front is driveway parking for multiple cars. The property also benefits from side access.

Location

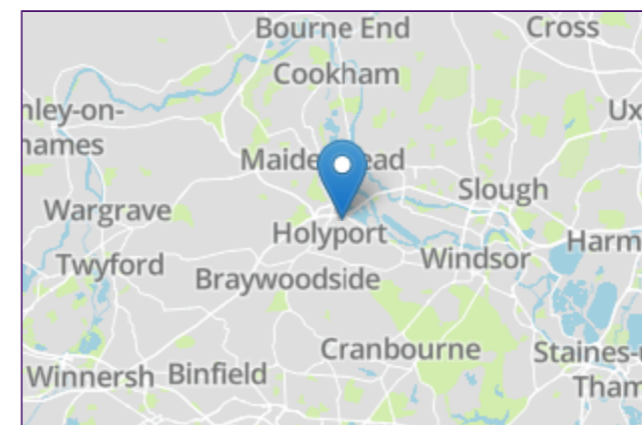
This property is conveniently located in the village of Holyport within easy reach of Maidenhead Town Centre and the Crossrail Railway station providing fast links into London Paddington (fast trains approx. 20 minutes). For the commuter by car, junction 8/9 of the M4 via the A404(M) or A308(M) are within easy reach - providing access to the M25, Heathrow Airport, London and the West Country.

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 routes through Holyport to Fifield and beyond. 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 including the popular Holyport College

Council Tax

Band G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B	83	
(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	