

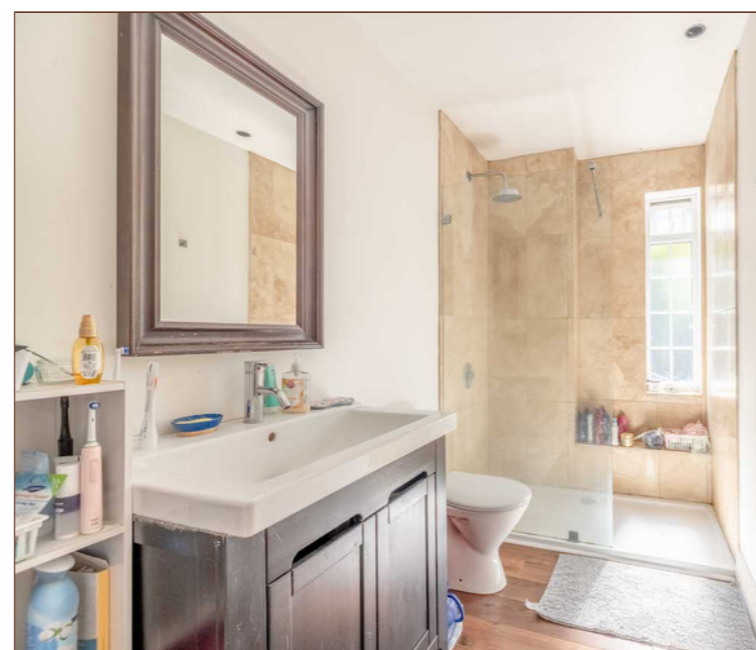


This delightful FIVE bedroom detached family home is offered for sale with NO ONWARD CHAIN.

To the front there is shingle driveway providing parking for several vehicles and leading to the Garage and front door. Inside the hallway gives access to all downstairs rooms. There are two downstairs double bedrooms and shower room to the front, the hallway leads to the Kitchen which is well fitted with a variety of floor and wall mounted units set to ample work top, and features a central island. There are French doors leading to the garden and an opening to the Living room also with French doors to the garden. The Dining Room is of a good size, has a door leading to the side of the property but can be accessed via the living room or hall.

Upstairs, there are three further double bedrooms and a family bathroom.

To the rear of the property there is a patio and an enclosed lawn with mature shrubs and trees to the boundary, there is also side access leading back to the front driveway.



## Property Information

-  NO ONWARD CHAIN
-  DETACHED FAMILY HOME
-  TWO RECEPTION ROOMS
-  BATHROOM & DOWNSTAIRS SHOWER ROOM
-  GARAGE & DRIVEWAY
-  COUNTRY LANE LOCATION
-  FIVE BEDROOMS
-  KITCHEN WITH CENTRAL ISLAND
-  UTILITY ROOM
-  PRIVATE REAR GARDEN

					
x5	x2	x2	x4	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

### Outside

To the front of the property ample driveway provides parking for several vehicles and leads to the garage and front door. There is side access to the dining room and to the other side access to the private enclosed garden.

### Location

Ideally located on a country lane on the outskirts of Maidenhead and close to the attractive Littlewick Green area which enjoys a well regarded cricket club and popular public house. The property is well located for the commuter, being only 2 miles from Maidenhead Train Station which forms part of the Crossrail network and a short distance to the A404 providing access to the M4 and M40.

### Schools & Leisure

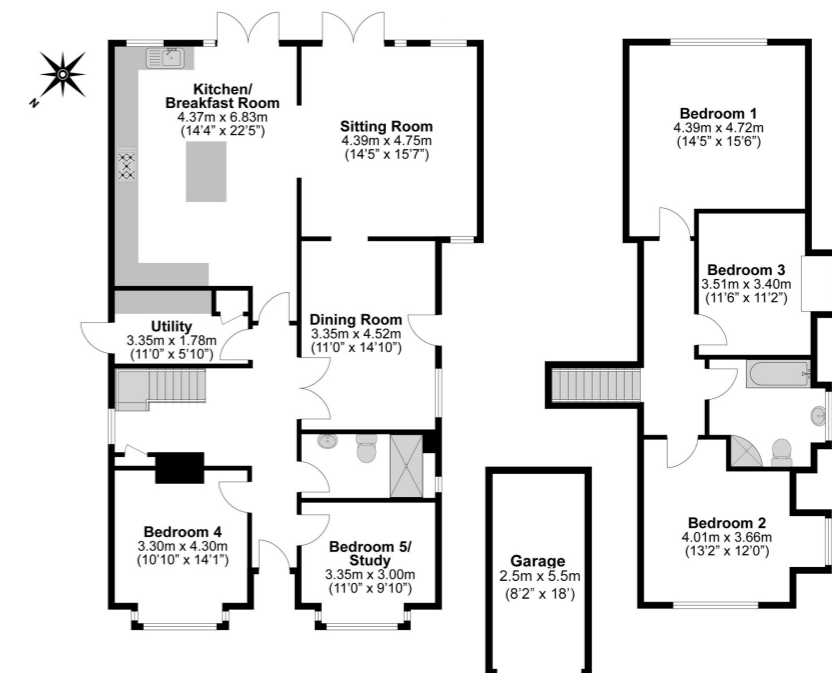
There are numerous local sports clubs including tennis, rugby, rowing and football, various fitness centres and racing at Ascot and Windsor. The River Thames can also be accessed at Maidenhead with many walks to be enjoyed along the Thames Path. The local area has many walking trails, including the National Trust woodland at Maidenhead Thicket and Pinkneys Green. Nearby amenities include Castle Royle Championship Golf Course, Braywick Leisure centre, a multiplex cinema and a good variety of shops and restaurants.

### Council Tax

Band E

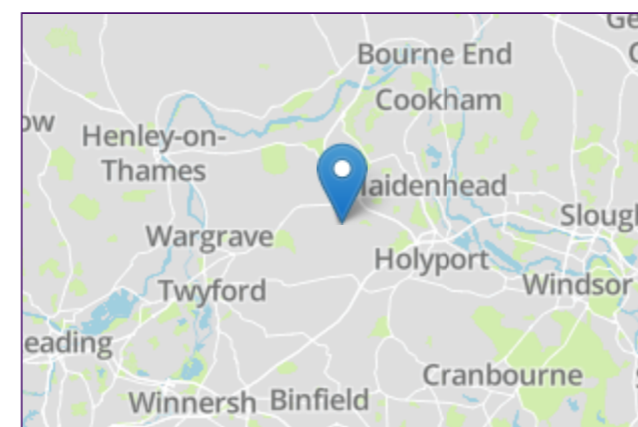
## Floor Plan

Total Approximate Floor Area  
2077 Square feet  
193 Square metres



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	