



An ideally positioned three bedroom property which comes to the market in excellent condition and with no onward chain complications.

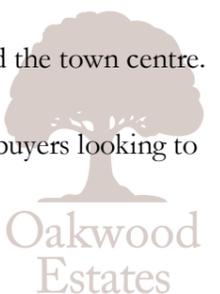
To the ground floor is a welcoming hallway with downstairs wc, a utility/storage space cleverly positioned to maximise space and a well equipped modern kitchen with plentiful storage. The main reception area with space for dining and entertaining is wonderfully light with uninterrupted views out on the communal gardens.

On the first floor, the principal bedroom spans the full width of the property and benefits from built in storage, the second double bedroom again with storage is found at the front. There is a good size single bedroom which would make an ideal home office and a well appointed family bathroom.

Externally, the low maintenance, private garden is laid to patio with a useful storage shed, a garage in the block and parking space.

Lynton Green is a welcoming community just a short walk from Maidenhead Crossrail station and the town centre.

This family home has been well maintained and would make the perfect purchase for first time buyers looking to move into the vibrant town.



Property Information

Floor Plan

-  THREE BEDROOMS
-  VIEWS OVER COMMUNAL GARDEN
-  LARGE & SPACIOUS TERRACED HOUSE
-  CONVENIENTLY LOCATED FOR MAIDENHEAD TOWN CENTRE & TRAIN STATION (CROSS RAIL)
-  EXCELLENT OPPORTUNITY FOR FTB OR INVESTORS
-  GARAGE IN SEPARATE BLOCK
-  PRIVATE ESTATE
-  PRIVATE FRONT GARDEN
-  CLOSE PROXIMITY TO EXCELLENT AND OUTSTANDING SCHOOLS

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



Lynton Green
 Approximate Floor Area = 94.04 Square meters / 1012.23 Square feet
 Garage Area = 11.42 Square meters / 122.92 Square feet
 Total Area = 105.46 Square meters / 1135.15 Square feet

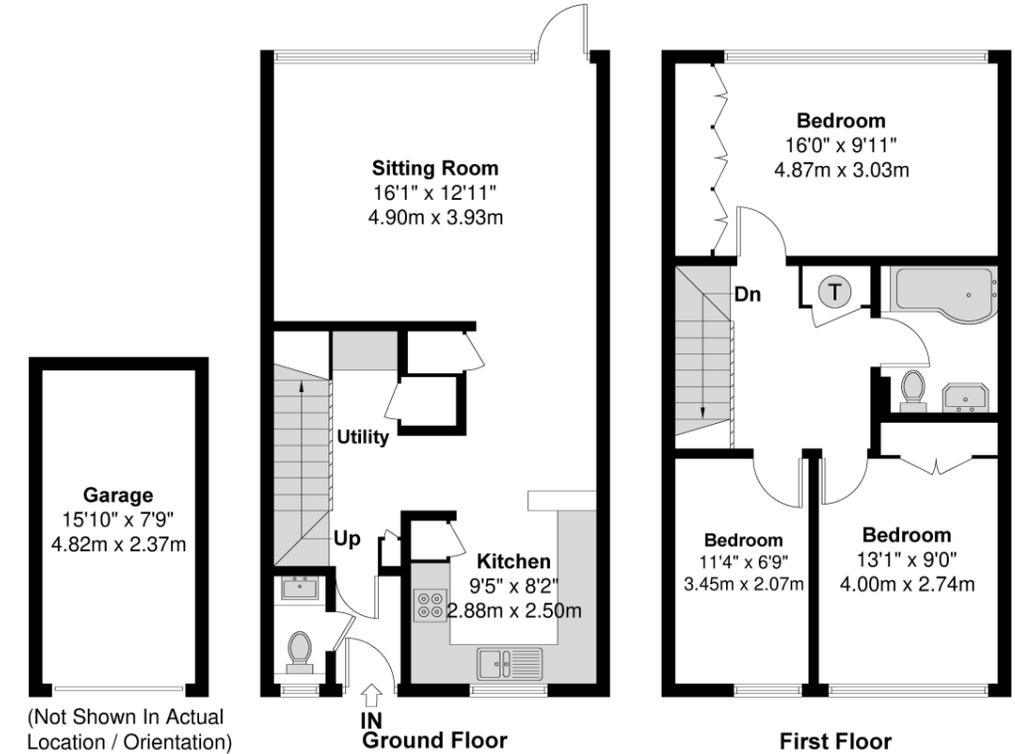


Illustration for identification purposes only, measurements are approximate, not to scale.

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

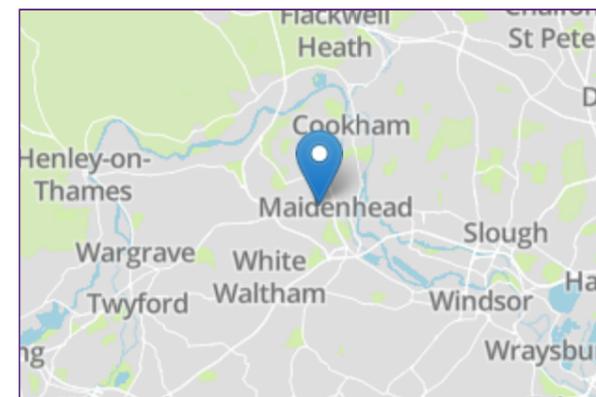
The property is situated in a popular residential location just 0.5 miles from the town centre and 0.8 miles from the Crossrail train station and with easy access to the A404M and M4. There is an excellent selection of nearby schooling options including highly rated schools in both the private and public sectors'.

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 to Windsor and Cookham. Nearby amenities include numerous golf courses, the newly built Braywick Leisure centre, a multiplex cinema, shops and restaurants.

Council Tax

Band D



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 86 |
| (69-80) | C | 72 | |
| (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 | | | |