

Situated in the heart of Maidenhead town centre is a charming two bedroom cottage which comes to the market in excellent condition.


To the ground floor is a cosy reception room with brick fireplace and log burner leading to a second reception room which serves well as a dining room with access to the garden. The modern kitchen features a built in oven and fridge/freezer and the light and airy family bathroom is found at the rear.

On the first floor the principal is well sized with a feature fireplace and sash window. The second bedroom is also a good size and provides access to the bonus loft space.

Externally, the easy to maintain rear garden is secure and private with a storage shed and rear gate access.

We feel this property would make the ideal first time buy and viewings are highly recommended



-  TWO BEDROOMS
-  TOWN CENTRE LOCATION
-  PRIVATE GARDEN
-  WELL PRESENTED
-  CHARACTER FEATURES
-  CLOSE TO AMENITIES

					
x2	x1	x1	0	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Location

This property is conveniently located a short walk to Maidenhead Crossrail Railway station, providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead also benefits from being part of the Crossrail network with the Elizabeth Line offering direct services into Central and East London. 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 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.

Council Tax

Band C



Ray Street
Approximate Floor Area = 65.85 Square meters / 708.80 Square feet

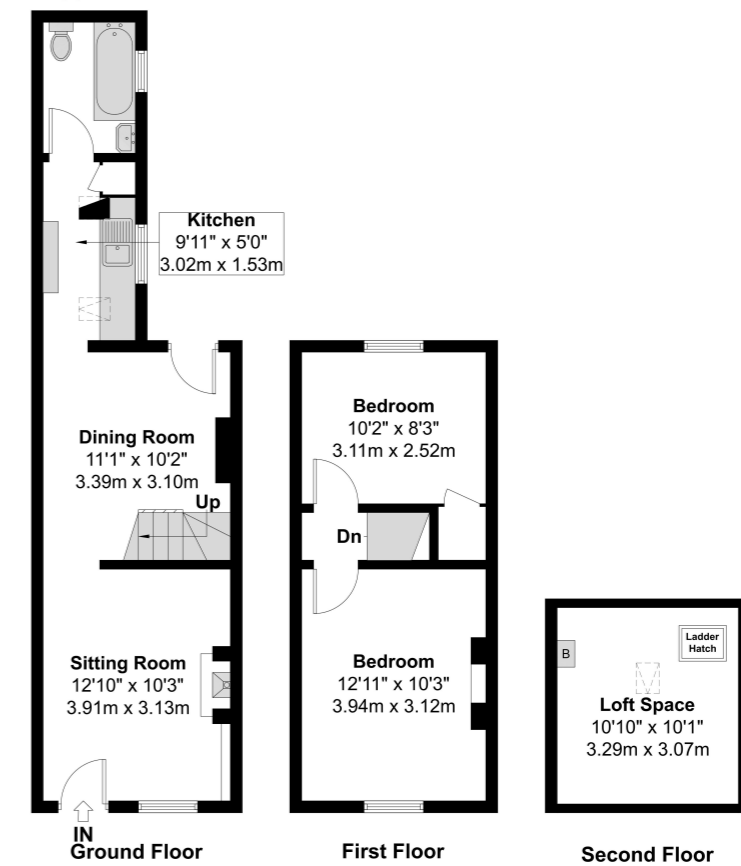
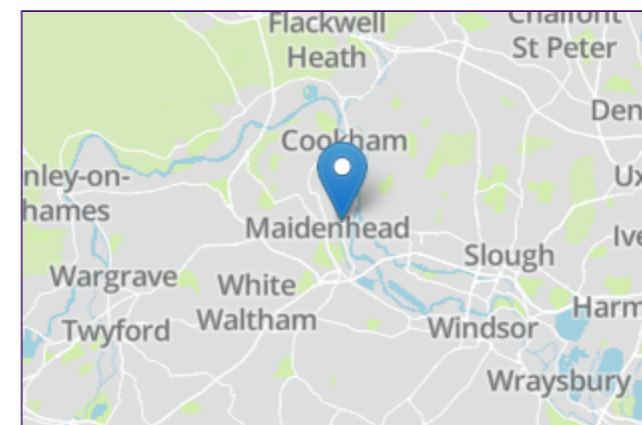


Illustration for identification purposes only, measurements are approximate, not to scale.

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.



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