



A superb FOUR bedroom detached family home located in this delightful semi rural location adjacent to the National Trust land in Pinkneys Green. To the ground floor is a welcoming hallway leading to a light and bright reception room with large sliding doors to the rear terrace and garden, also accessed off the hallway are the cloakroom, dining room and the kitchen/breakfast room, also with access to outside.

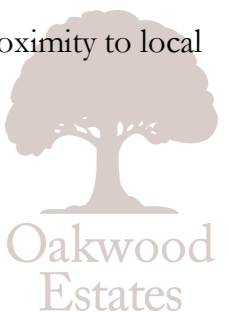
On the first floor, there are four well proportioned bedrooms. The main bedroom with en-suite bathroom is front facing, the rear facing second bedroom which is also a large double benefits from built in wardrobes.

There are two further bedrooms and a modern and well-appointed family shower room.

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



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

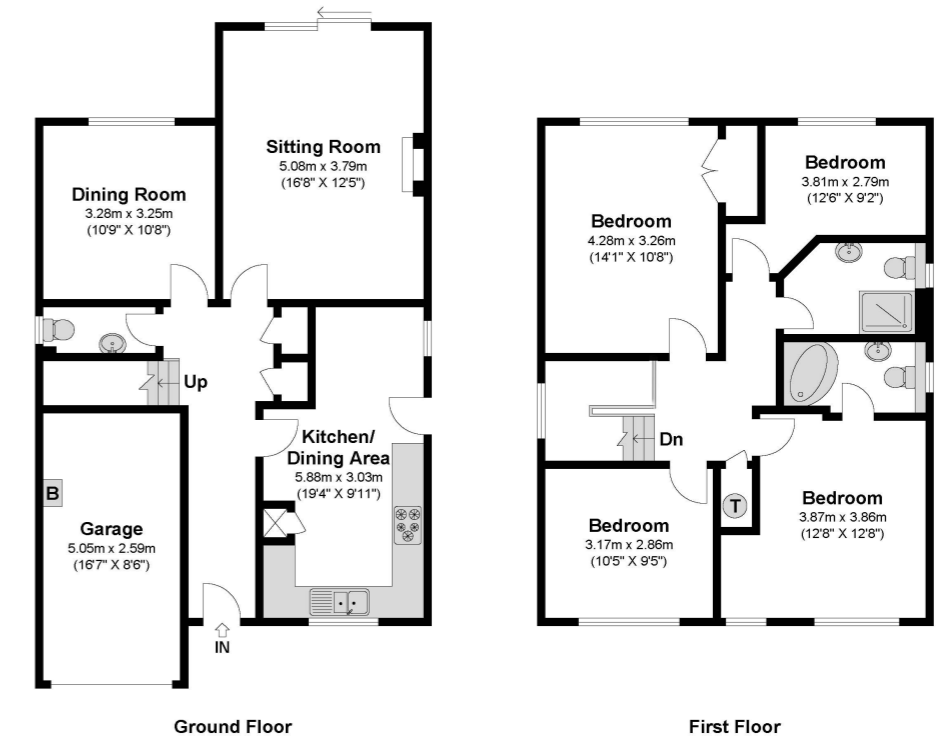
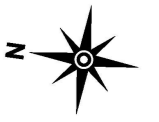


-  DETACHED FAMILY HOME IN LOVELY SEMI-RURAL LOCATION
-  TWO BATH/SHOWER ROOMS
-  KITCHEN/BREAKFAST ROOM
-  EPC - D
-  POTENTIAL TO EXTEND (STPP)
-  FOUR BEDROOMS
-  TWO RECEPTION ROOMS
-  BEAUTIFULLY LANDSCAPED REAR GARDEN
-  NO ONWARD CHAIN
-  GARAGE

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



Pinkneys Road
 Approximate Floor Area
 1395.86 Square feet 129.68 Square metres (Excluding Garage)
 Garage Area 140.79 Square feet 13.08 Square metres
 Total Area 1536.65 Square feet 142.76 Square metres (Including Garage)



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.

Location

Ideally situated in a prime Maidenhead location and close to a number of good schools including Newlands Girls School, Furze Platt, Desborough, Cox Green and Altwood. The property is just over 2 miles from Maidenhead Train Station which forms part of Crossrail and a short distance to the A404 providing access to the M4 and M40. Maidenhead is a large town in the Royal Borough of Windsor and Maidenhead, in Berkshire which is currently undergoing huge regeneration within the town centre. Maidenhead is a busy commuter town with excellent road and rail links making it a sought after location for businesses. Maidenhead train station is served by local services operated by First Great Western from London Paddington to Reading, and is also the junction for the Marlow Branch Line. Maidenhead is included within the Crossrail scheme.

External

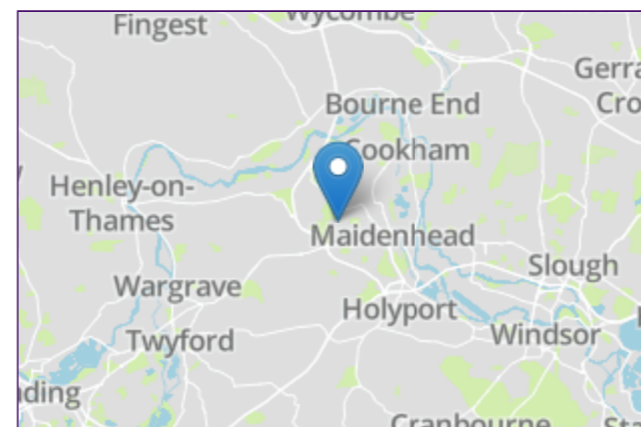
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Sports And Leisure

There are numerous local sports clubs including Pinkneys Green Cricket Club which is just a stones throw from the property, 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 golf, an indoor swimming pool and 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	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			80