



An excellent three double bedroom semi-detached property which has been sold before coming to the market

On the ground floor, you will find a well sized kitchen with built-in appliances, a large sitting room which extends into a light and bright conservatory with access into the garden and a convenient downstairs W.C

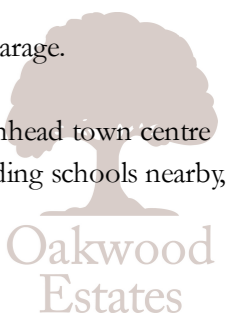
The first floor features a beautifully presented double bedroom overlooking the garden, complete with a large ensuite shower room and built in storage. There is also a second double bedroom again with built in storage and a well appointed family bathroom

The second floor hosts the principal bedroom with storage and a spacious en suite shower room. There is also a useful storage cupboard which houses the boiler and mega flow tank

Externally, the property offers an attractive private garden, primarily laid to lawn, with a patio seating area and a large wooden storage shed

At the front of the property, the driveway provides parking for two cars and access to the garage.

Situated close to the River Thames and Ray Mill Island, this property is conveniently located near Maidenhead town centre and the mainline railway station (Elizabeth line), both less than a mile away. With many good and outstanding schools nearby, this property is the ideal family home.





-  GARAGE
-  THREE BATHROOM AND DOWNSTAIRS W/C
-  EXCELLENT CONDITION THROUGHOUT
-  POPULAR LOCATION
-  EXTENDED
-  THREE DOUBLE BEDROOMS
-  PRIVATE GARDEN AND DRIVEWAY
-  CLOSE TO MAIDENHEAD CENTRE. STATION (CROSSRAIL) AND RIVER

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

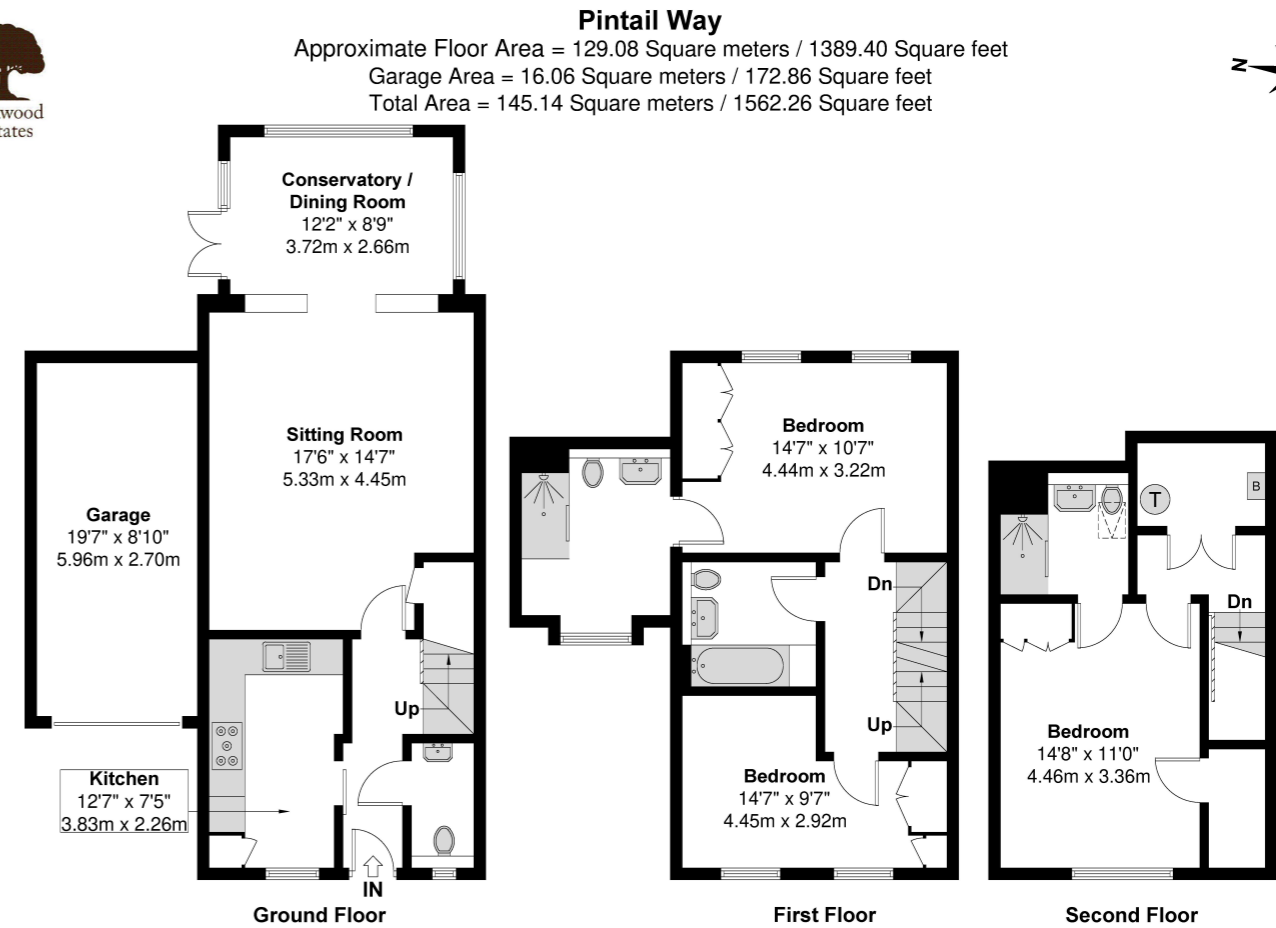


Illustration for identification purposes only, measurements are approximate, not to scale.

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**

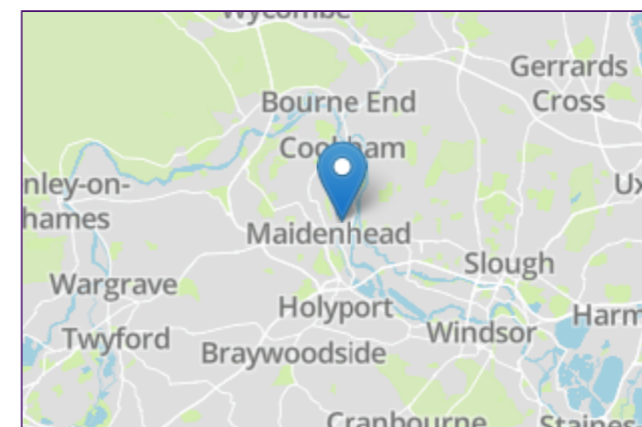
This property is conveniently located within a short walk to the Town Centre. The walk to the station is just under a mile providing fast links into London Paddington (fast trains approx. 20 minutes) and to the high street it's 800m. Maidenhead now benefits from the Crossrail Development with easy access to Central and East London via the Elizabeth Line. 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, cafes and restaurants. There are also a number of good and outstanding schools close by.

**Council Tax**

Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			