

An exquisite two double bedroom characterful property located on a popular residential road which comes to the market in perfect turn key condition. To the ground floor is a welcoming hallway, a well sized front sitting room with high ceilings and sash windows of the period, a dining room with under stairs storage and a wonderfully light, well appointed kitchen with a door leading out onto the garden.

To the first floor is the stylish principal bedroom again with traditional sash windows and also benefitting from built in storage, the second double bedroom is beautifully presented and enjoys views out on the garden.

The large family bathroom has ample space for a three piece suite and separate shower enclosure.









Externally, the well maintained garden features a sunny patio area, a long lawn with pretty shrubs and plants.

This beautifully presented family home offers contemporary living accommodation whilst retaining many period and character features.

There is further scope for expansion subject to the usual planning consents.



Property Information

-  CHARACTER FEATURES
-  TWO DOUBLE BEDROOMS
-  OPPORTUNITY TO EXTEND STPP
-  TURN KEY CONDITION
-  BEAUTIFULLY PRESENTED
-  TWO RECEPTION ROOMS
-  POPULAR RESIDENTIAL LOCATION
-  LANDSCAPED GARDEN

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

Location

The property is situated in the popular St Marks area of Maidenhead, less than 5 minutes' drive from the town centre and train station and with easy access to the A404M and M4. There are a number of amenities close by such as a convenience store, a lovely community cafe and laundrette all within easy walking distance.

Schools And Leisure

The surrounding area provides excellent schooling for children of all ages both in the private and state sector. There are numerous 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, which is within easy reach. The local area has many walking trails, including the National Trust woodland at Maidenhead Thicket and Pinkneys Green. Nearby amenities include the newly opened Braywick Leisure Centre, a multiplex cinema, shops and restaurants.

Council Tax

Band D

Floor Plan



Courthouse Road
Approximate Floor Area = 78.2 Square meters / 841 Square feet

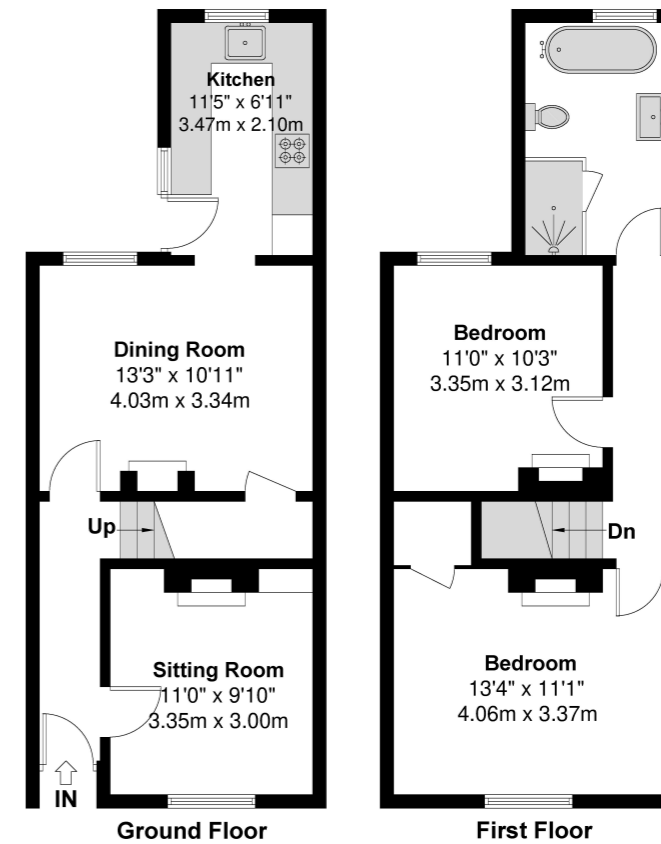
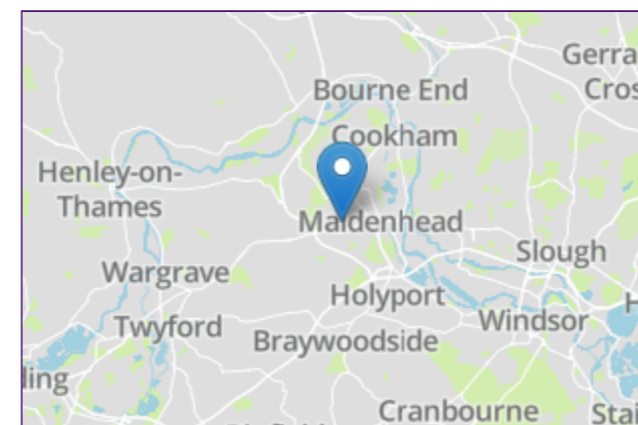


Illustration for identification purposes only, measurements are approximate, not to scale.

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		83
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	