



Having been the subject of extensive refurbishment throughout by the current owner, this **FOUR BEDROOM** detached family home is situated in a popular cul de sac overlooking a central green and offered for sale in immaculate, turn key condition, and with **NO ONWARD CHAIN**.

The property benefits from an open plan Kitchen/Dining/Family Room with all brand new built in appliances and with two sets of bifold doors opening out onto the patio and garden. To the front is a spacious Living Room and downstairs WC.

Upstairs, there is a Primary Bedroom Suite and three further bedroom which are served by a family bathroom.

Externally, there is a very private and well sized rear garden, a garage and driveway parking for multiple cars

This fantastic home has been stylishly renovated to a high standard and sits within catchment for many good and outstanding schools including the popular Lowbrook Academy



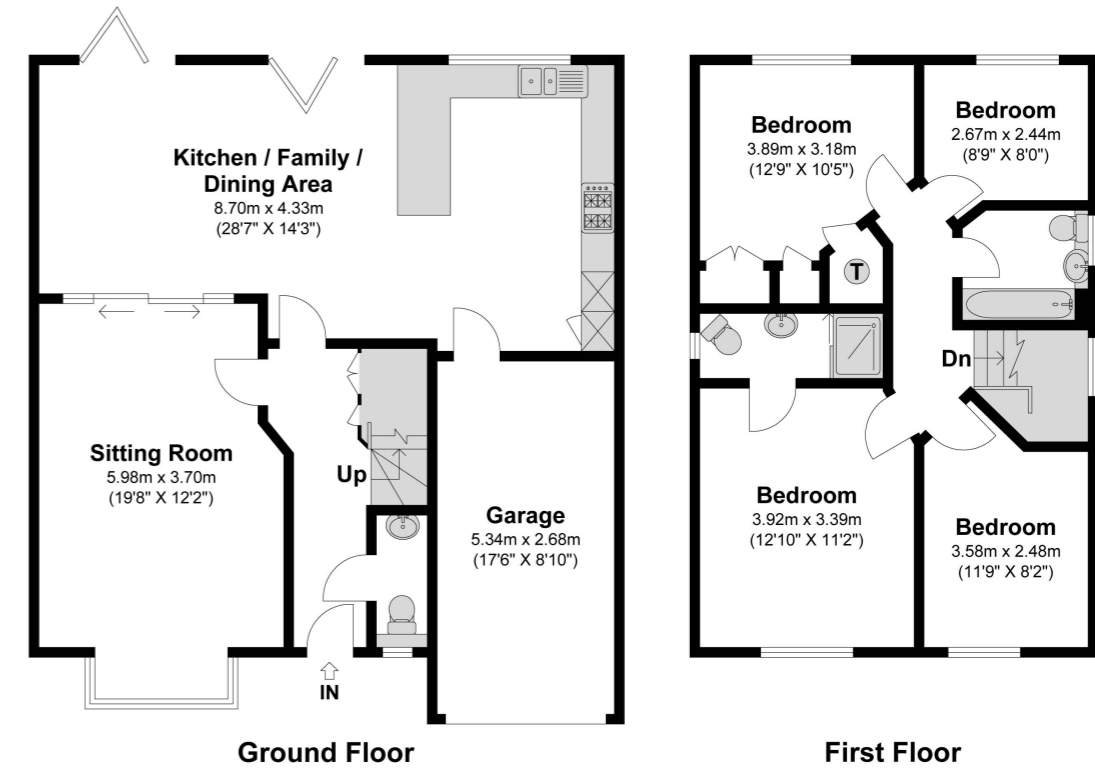
-  NO ONWARD CHAIN
-  FULLY REFURBISHED THROUGHOUT
-  PRIMARY BEDROOM SUITE
-  OPEN PLAN KITCHEN / DINING / LIVING ROOM
-  SOUGHT AFTER CUL DE SAC
-  DETACHED FAMILY HOME
-  FOUR BEDROOMS
-  GARAGE AND DRIVEWAY PARKING
-  FAMILY ROOM

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



Heynes Green

Approximate Floor Area
 1262.07 Square feet 117.25 Square metres (Excluding Garage)
 Garage Area 154.03 Square feet 14.31 Square metres
 Total Area 1416.10 Square feet 131.56 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.

Schools & Leisure

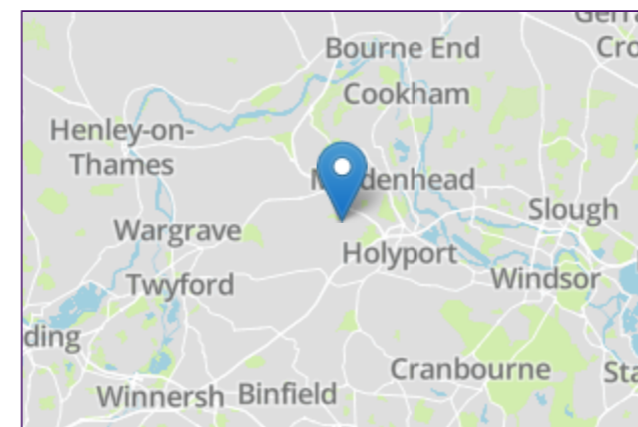
This property is within the Lowbrook School Catchment, subject to intake. The surrounding area provides excellent schooling for children of all ages both in the private and state sector. There are numerous sports clubs including tennis, rugby, rowing and football, various fitness centres and racing at 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.

Transport Links

Commuter services are excellent with the town's mainline railway station providing fast services to London Paddington. The station also forms part of the Crossrail network offering direct links into the heart of the Capital, including Canary Wharf in 55 minutes. The A404 is within 1 mile and links to both the M40 (J4) and the M4 (J8/9), which provide access to Heathrow, London, The West Country and the M25.

Outside

The property is accessed over ample driveway parking which leads to the garage and front door. There is an area of lawn behind hedge grow. To the rear, the garden is fully enclosed with mature trees to the boundary. There is a patio area and level lawns and a garden shed.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(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	