



An exceptional family home located in the ever popular Sandisplatt private estate within walking distance of Newlands Girls School and Claires Court Junior Boys School. To the ground floor is an elegant hallway, a large reception room with french doors out onto the garden, a dining room which leads on to the light and bright open plan kitchen and utility room. There is also a useful study, a downstairs wc and a spacious family room with access to the double garage via the utility room. To the first floor is the main bedroom which enjoys views over the garden and a separate en suite, there are two further double bedrooms, one large single bedroom and a well appointed family bathroom.

Externally, there is a large rear garden bordered with tall shrubs and trees providing ample privacy as well as a good sized swimming pool and outbuilding. To the front of the property is a pretty garden with driveway parking and an electric car charging port

This substantial property is situated in a prime residential location and further benefits from approved plans to extend making this the perfect home for the modern family



-  NO ONWARD CHAIN
-  PREMIUM LOCATION
-  FOUR BEDROOMS
-  UTILITY ROOM
-  CLOSE TO GOOD AND OUTSTANDING SCHOOLS
-  ELECTRIC CAR CHARGING POINT
-  PLANNING PERMISSION TO EXTEND
-  OPPORTUNITY TO EXTEND STP
-  SWIMMING POOL
-  DOUBLE GARAGE
-  TWO BATHROOM (1 EN-SUITE)
-  PRIVATE ESTATE

					
x5	x4	x2	x2	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

**External**

Externally, there is a large rear garden bordered with tall shrubs and trees providing ample privacy as well as a good sized swimming pool and storage shed. To the front of the property is a pretty garden with driveway parking and an electric car charging port

**Schools And Leisure**

The property is located within catchment for Newlands Girls School and there is a good selection of other good and outstanding schools close by including Claire's Court Junior Boys School 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.

**Location**

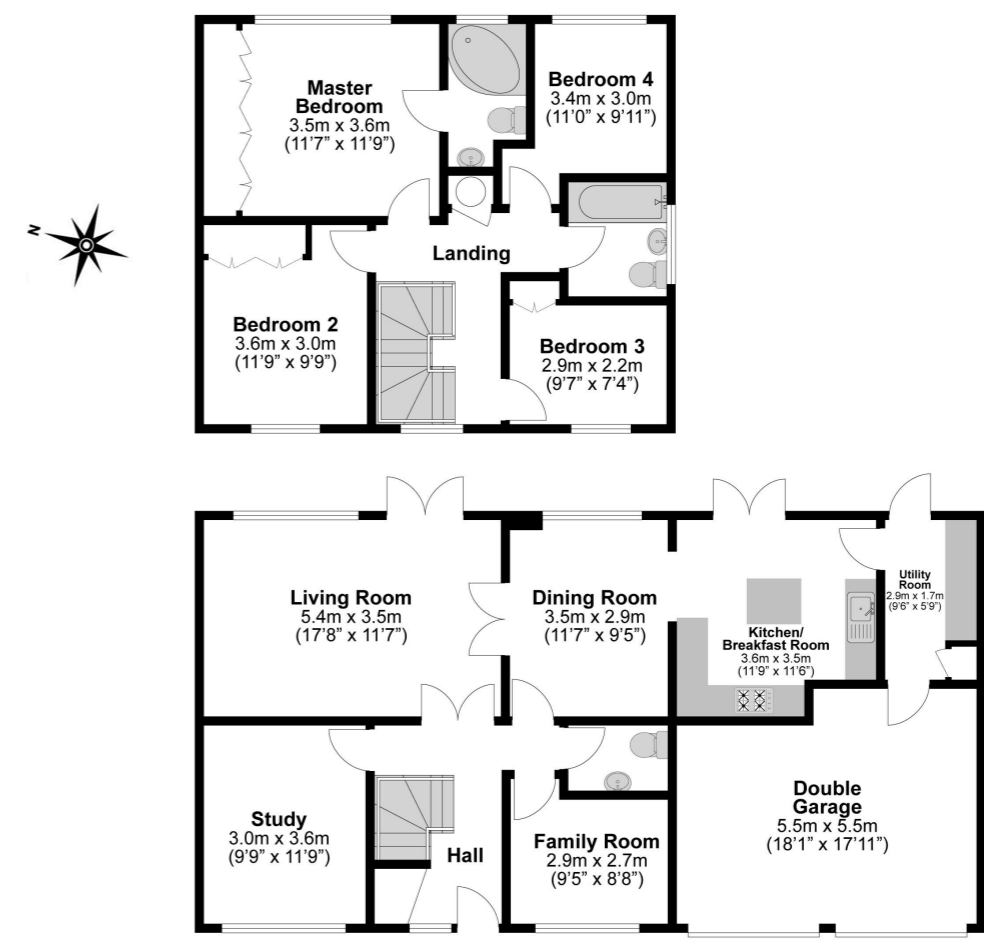
The property is ideally located for the commuter, being just a short distance from Maidenhead Train Station which forms part of Crossrail and close to the A404 providing access to the M4 and M40. Maidenhead is a busy commuter town with excellent road and rail links making it a sought after location for businesses. The town boasts a thriving pharmaceutical and telecommunications presence with names such as Glaxo Smith Kline and Adobe. Maidenhead train station is served by local services operated by First Great Western from London Paddington to Reading and is served by the Elizabeth Line providing fast links into Central and East London

**Council Tax**

Band G

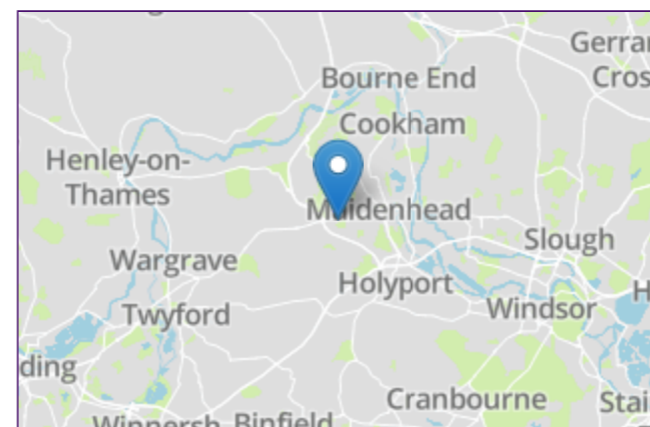


**Total Approximate Floor Area**  
1658 Square feet  
154 Square metres



**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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(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	