



Complete chain Welcome to this beautifully presented mid terrace home situated in a popular residential location.

The ground floor features a spacious open plan kitchen/diner with breakfast bar and integrated appliances. There is plenty of space for a dining table and can also accommodate a play/study area. This leads through to the large living room with window and patio doors to the rear garden, and stairs to the first floor.

Upstairs, there are three well-proportioned bedrooms, two of which have fitted storage, offering flexibility for families, guests, or home working. The principal bedroom has a en suite W.C and the three piece family bathroom completes the first floor. The interior is finished in a clean, modern style, allowing buyers to move straight in and enjoy.

Outside, the property benefits from a low maintenance private rear garden with patio and lawn area, which is ideal for children or outdoor dining, and a driveway at the front provides off-street parking for three cars.

Aysgarth Park is a popular and well-connected location, just a short drive or walk to Maidenhead town centre and train station, with fast services to London via the Elizabeth Line. Local road links via the A404 and M4 are also close by, making this a convenient base for commuters. The property is in catchment area for Braywick Court primary school and Holyport college making this house a perfect option for families looking to access fantastic schooling.

Property Information

-  THREE BEDROOMS
-  DRIVEWAY PARKING
-  COMPLETE CHAIN
-  QUIET CUL DE SAC LOCATION

-  MID TERRACE FAMILY HOME
-  IMMACULATE AND BEAUTIFULLY PRESENTED THROUGHOUT
-  HOLYPORT COLLEGE CATCHMENT

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

Location

This property is conveniently located in the village of Holyport within easy reach of Maidenhead Town Centre and the Crossrail Railway station providing fast links into London Paddington (fast trains approx. 20 minutes). 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.

Sports 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 and restaurants. There are also a number of good and outstanding schools close by.

Floor Plan

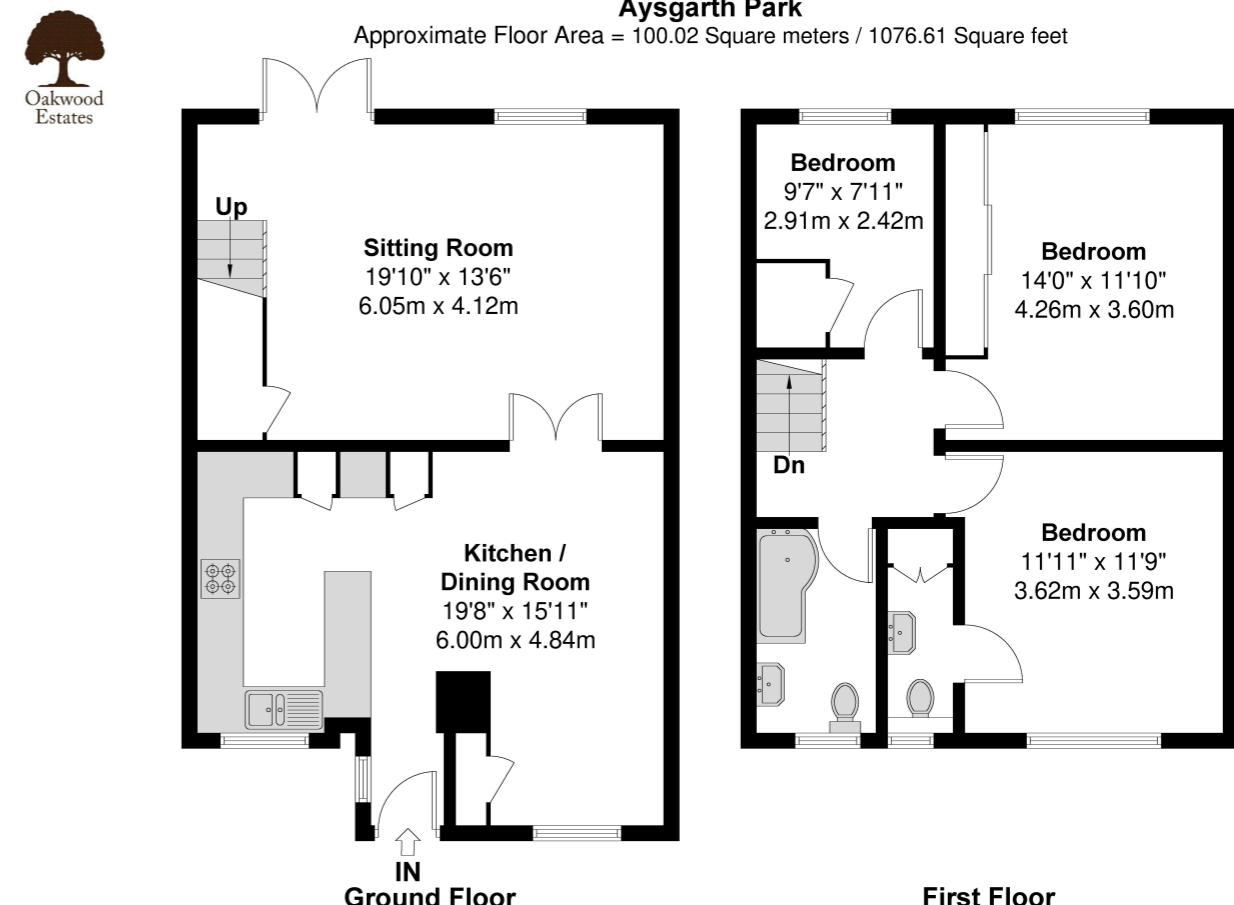
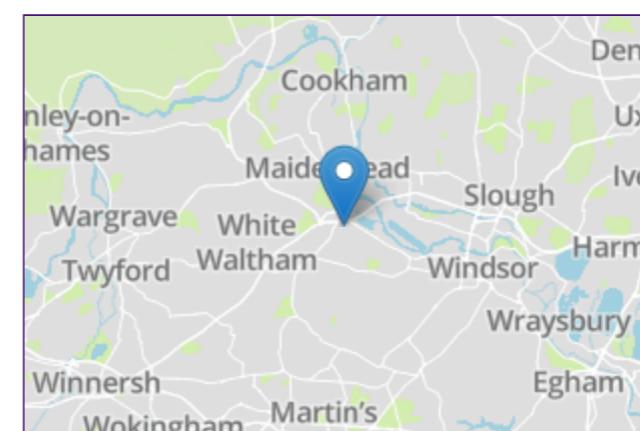


Illustration for identification purposes only,
measurements are approximate, not to scale.

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 Govview.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		80
(69-80)	C		
(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	