

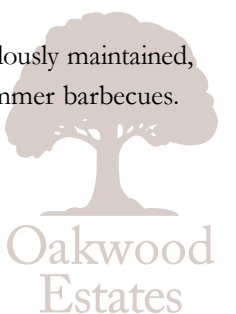


Welcome to this beautifully finished three-bedroom, semi-detached house located in popular and well respected residential area. This exquisite property boasts a perfect blend of modern amenities and practical living, all within walking distance of Maidenhead train station and town centre, making it an ideal home for families and professionals alike. The accommodation provides 3 bedrooms, 18ft sitting room, large kitchen/dining room, family bathroom, cloakroom, landscaped gardens, driveway parking for 3 cars and large detached home office.











As you step into the property, you are greeted by a spacious and inviting entrance porch. The ground floor comprises a generous sitting room filled with natural light, providing the perfect atmosphere for relaxation and entertainment. The open-plan kitchen and dining area is a standout feature, showcasing contemporary fittings, high-end appliances, and ample storage space. The kitchen seamlessly flows into the dining area, creating a perfect setting for family meals and social gatherings.

Upstairs, the property offers three well-proportioned bedrooms, each thoughtfully designed with comfort and style in mind. The master bedroom features large windows that bathe the room in natural light, along with a built-in wardrobe for added convenience. The additional two bedrooms are equally impressive, providing plenty of space for children, guests, or a home office. A modern family bathroom, complete with elegant fixtures and a luxurious bathtub, serves the upstairs living quarters.

The lovely split level landscaped garden, offers a private oasis for outdoor enjoyment. The garden is meticulously maintained, featuring a level AstroTurf lawn, flower beds, and a charming patio area perfect for alfresco dining and summer barbecues.



Property Information

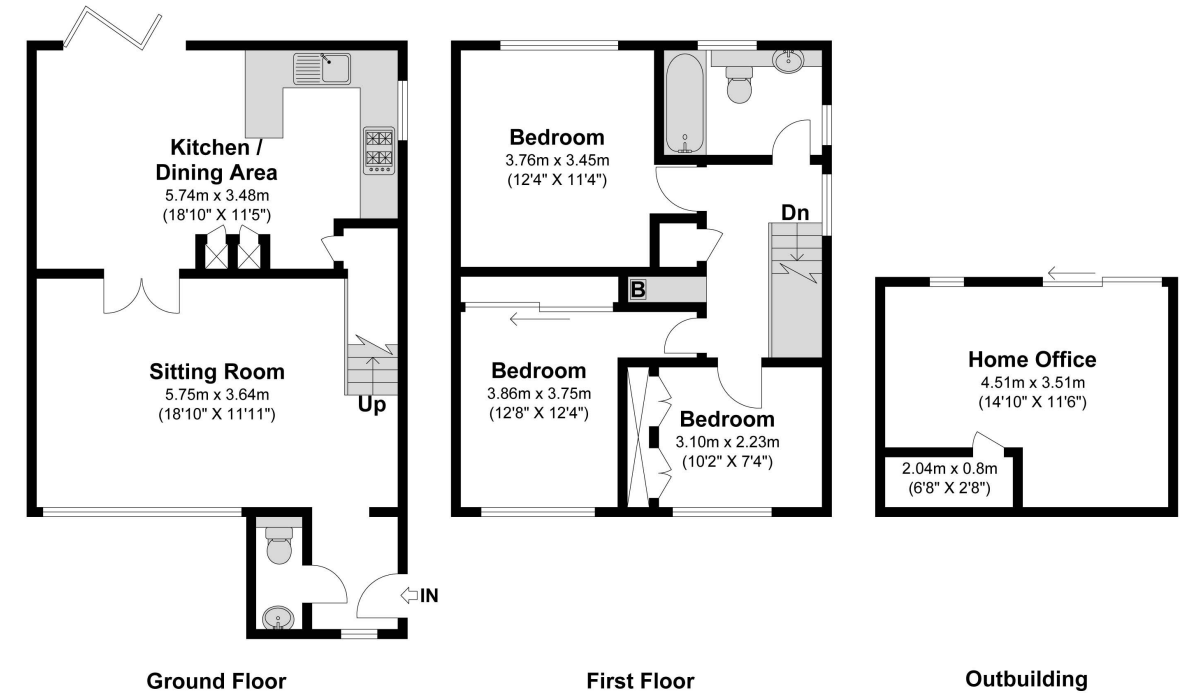
-  THREE BEDROOMS
-  18FT SITTING ROOM
-  LARGE DETACHED OUTBUILDING/OFFICE
-  WALKING DISTANCE OF TRAIN STATION AND TOWN CENTRE
-  SOLAR PANELS
-  LARGE MODERN KITCHEN/DINING ROOM
-  BEAUTIFULLY LANDSCAPED GARDENS
-  GOOD LOCAL SHOPPING WITHIN A STONES THROW OF THE PROPERTY
-  BEAUTIFULLY PRESENTED THROUGHOUT
-  CATCHMENT OF NEWLANDS GIRLS SCHOOL

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

Floor Plan



Wootton Way
 Approximate Floor Area
 947.11 Square feet 87.99 Square metres (Excluding Outbuilding)
 Outbuilding Area 170.39 Square feet 15.83 Square metres
 Total Area 1117.50 Square feet 103.82 Square metres (Including Garage)



Illustrations are for identification purposes only, measurements are approximate, not to scale

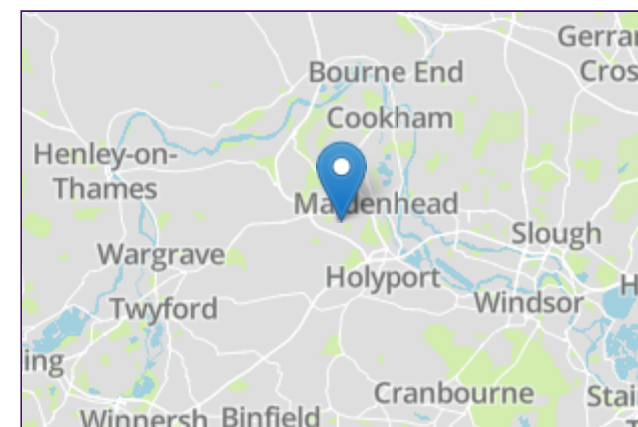
Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are 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
 The property is located within catchment and walking distance of St Edmund Primary School, Newlands Girls School as well as a number of other good and outstanding schools very close by. 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, the newly built Braywick Leisure centre, a multiplex cinema, shops and restaurants.

Location
 The property is ideally located for the commuter, being only 1 mile from Maidenhead Train Station which forms part of Crossrail and a short distance to the A404 providing access to the M4 and M40. Maidenhead is a large town in the Royal Borough of Windsor and Maidenhead offering a good range of well known High Street retailers, complimented by a wide variety of independent and specialist stores. The town is currently under regeneration with a new shopping experience in development along with the addition of many new bars and restaurants. The property also enjoys a good range of local shopping including a Sainsburys Local and pharmacy just a stones throw from the property.

Outside
 The lovely split level landscaped garden, offers a private oasis for outdoor enjoyment. The garden is meticulously maintained, featuring a level AstroTurf lawn, flower beds, and a charming patio area perfect for alfresco dining and summer barbecues. There is also a large detached cabin which is currently used as a home office.

Council Tax
 Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	86	88
(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	