



A rare opportunity to purchase a modern, ECO FRIENDLY BRAND NEW HOME over 2400 sq ft and set in a popular and sought after location within walking distance of Maidenhead Town Centre and Crossrail.

The property has been built to an exceptionally high specification throughout and features a tailor made German Leicht Kitchen with premium integrated Siemens appliances, underfloor heating, aluminium sliding doors, windows and skylights, tailor made designer wardrobes in the bedrooms, Vileroy Boch sanitary ware and furniture in the bathrooms with Grohe and JTP taps, HIB mirrors and Mandarin stone porcelain tiles. Further benefits include; mechanical ventilation for premium air quality and recovery, Air Source Heat Pump (no gas boiler), pre wired electric charger, alarm and CCTV, WIFI boosters and landscaped garden.

On the ground floor, a superb light and spacious Entrance Hall leads to the fabulous open plan Kitchen/Dining Room with bifold doors overlooking the landscaped garden. The Utility Room is fitted with furniture housing the water softener, ventilation unit and AEG washer dryer, and cloakroom features Grohe and JTP taps & HIB mirrors. The generous sized Living Room over looks the front.

On the first floor, Bedroom Two has fitted wardrobes and an En-Suite Shower Room, Bedroom Three has a dressing room and there is a Family Bathroom.

On the second floor is the Primary Bedroom Suite with its range of fitted wardrobes and En Suite Shower Room and Bedroom Two, again, with fitted wardrobes and overlooking the garden.

Please note a selection of the listed photos have been virtually staged for marketing purposes.



-  NO CHAIN
-  WALKING DISTANCE OF MAIDENHEAD TOWN & CROSSRAIL
-  TAILOR MADE GERMAN LEICHT KITCHEN
-  UNDERFLOOR HEATING
-  CLOAKROOM & UTILITY ROOM
-  LARGE SLIDING DOORS TO LANDSCAPED GARDEN
-  BRAND NEW ECO FRIENDLY SEMI DETACHED HOME
-  GRAND ENTRANCE HALL
-  BESPOKE FITTED WARDROBES
-  THREE VILERROY BOCH BATHROOMS WITH GROHE AND JTP TAPS
-  MECHANICAL VENTILATION & AIR SOURCE HEAT PUMP

					
x4	x2	x3	x2	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

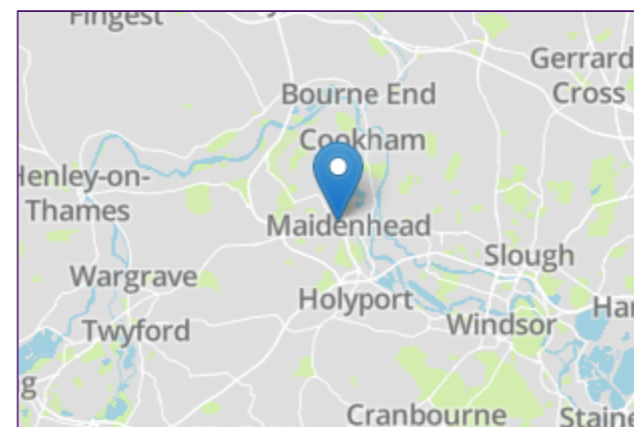


Total Approximate Floor Area
2432 Square feet
226 Square metres



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	87	94
(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	

Outside

To the front of the property there is ample driveway for 2 vehicles and further permit parking available. The driveway leads to the front door and gated side access to the rear, it is pre wired for an electric charger. To the rear of the property, a wide patio sweeps across the rear of the house and leads to the landscaped garden designed by Creative Landscapes.

Location

The property is situated in a popular residential location just 0.5 miles from the town centre and 0.8 miles from the Crossrail train station and with easy access to the A404M and M4. There is an excellent selection of nearby schooling options including Claires Court Senior and Highfield Girls School.

Schools And Leisure

The property is located within catchment and walking distance of Newlands Girls School and there is a good selection 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.