



An ideally located three bedroom semi detached property within catchment and walking distance of the sought after Lowbrook Academy. To the ground floor is a good sized hallway, a cloakroom, modern kitchen with ample storage, a light and bright reception room with an additional storage cupboard and a sunny conservatory

On the first the floor, the main bedroom is well sized and benefits from built in storage, the second double bedroom also benefits from built in storage and enjoys views out onto the garden.

The third bedroom is a good size single and there is also a well appointed family bathroom

Externally to the rear, the patio leads onto the low maintenance, private garden with wooden garden storage

Due to the proximity of many good and outstanding schools and with no onward chain complications, we feel this excellent semi detached property would make the perfect family home

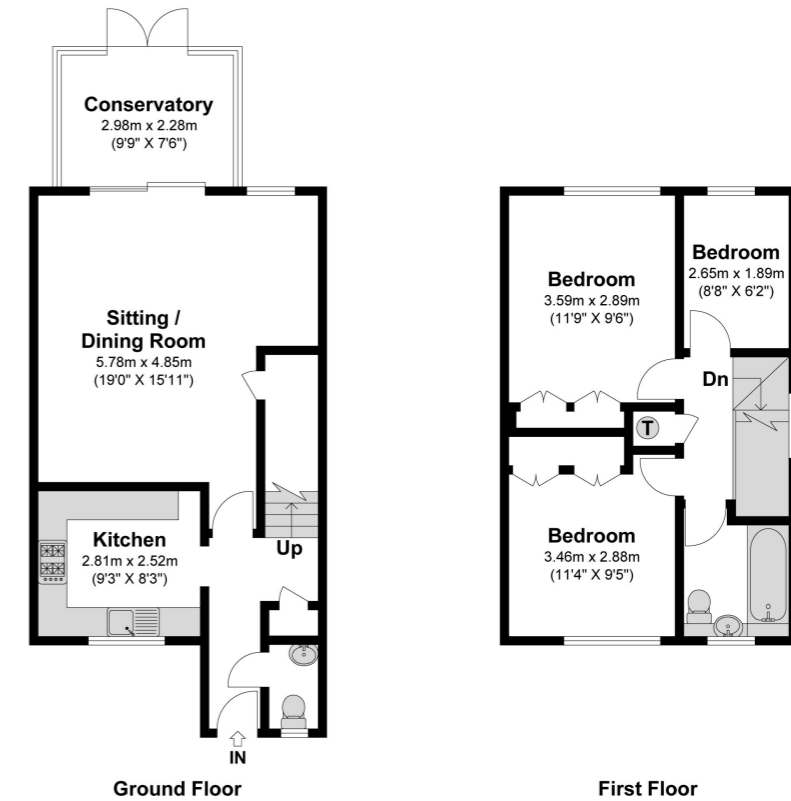


-  NO CHAIN
-  LOWBROOK ACADEMY CATCHMENT
-  PRIVATE GARDEN
-  PERFECT FIRST TIME BUY
-  THREE BEDROOMS
-  QUIET RESIDENTIAL LOCATION
-  DOWNSTAIRS CLOAKROOM

					
x3	x1	x1	0	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Lillibrooke Crescent
 Approximate Floor Area
 908.15 Square feet 84.37 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.

Location

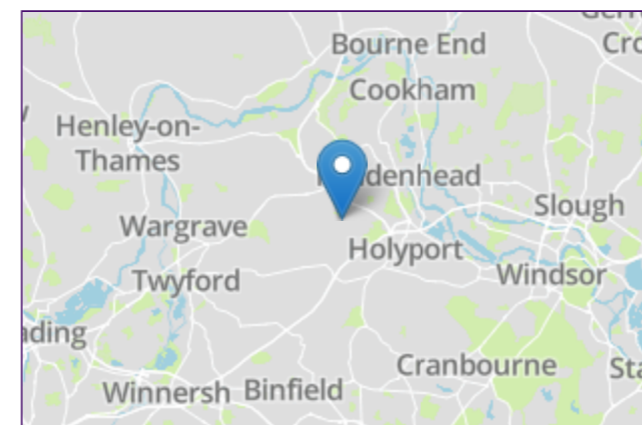
The property is in the popular Cox Green area of Maidenhead, less than 5 minutes drive from the town centre and train station and with easy access to the A404M and M4. There is a selection of nearby schooling options as well as day to day amenities such a convenience stores within walking distance too. Of particular interest is Lowbrook Academy which the property is within the catchment area for.

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 Ockwells Park. 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.

Council Tax

Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	