




Located in the sought after location of Maidenhead this desirable property provides ample and flexible living accommodation. The front door opens to the elongated hallway with underfloor heating where the reception rooms are found, kitchen and door to the rear garden are found. The kitchen is generous in size and boasts a range of above and below eye level units. The dual aspect kitchen has an integrated induction hob, oven, microwave and dishwasher and space for dining. The family/living room is flooded with light from the large bay window and doors leading out to the garden and benefits from a wood burning stove for those winter months. The first floor is comprised of three well sized bedrooms, one benefitting from an ensuite shower room and a family bathroom.



Externally there is a private driveway with space for 2-3 cars and further space for parking behind the drive. There is side access to the private rear garden which is mostly laid to lawn with a patio area for entertaining.

Scope for expansion subject to the usual planning permissions.



-  PARKING FOR 6 CARS
-  SPACIOUS & FLEXIBLE LIVING ACCOMODATION
-  FAMILY BATHROOM & ENSUITE SHOWER ROOM
-  GENEROUSLY PROPORTIONED BEDROOMS
-  UNDERFLOOR HEATING IN KITCHEN & HALLWAY
-  POTENTIAL TO EXTEND (STPP)
-  PRIVATE REAR GARDEN
-  SOUGHT AFTER QUIET CUL-DE-SAC
-  DRIVEWAY PARKING

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



Church View
Approximate Floor Area = 123.11 Square meters / 1325.14 Square feet

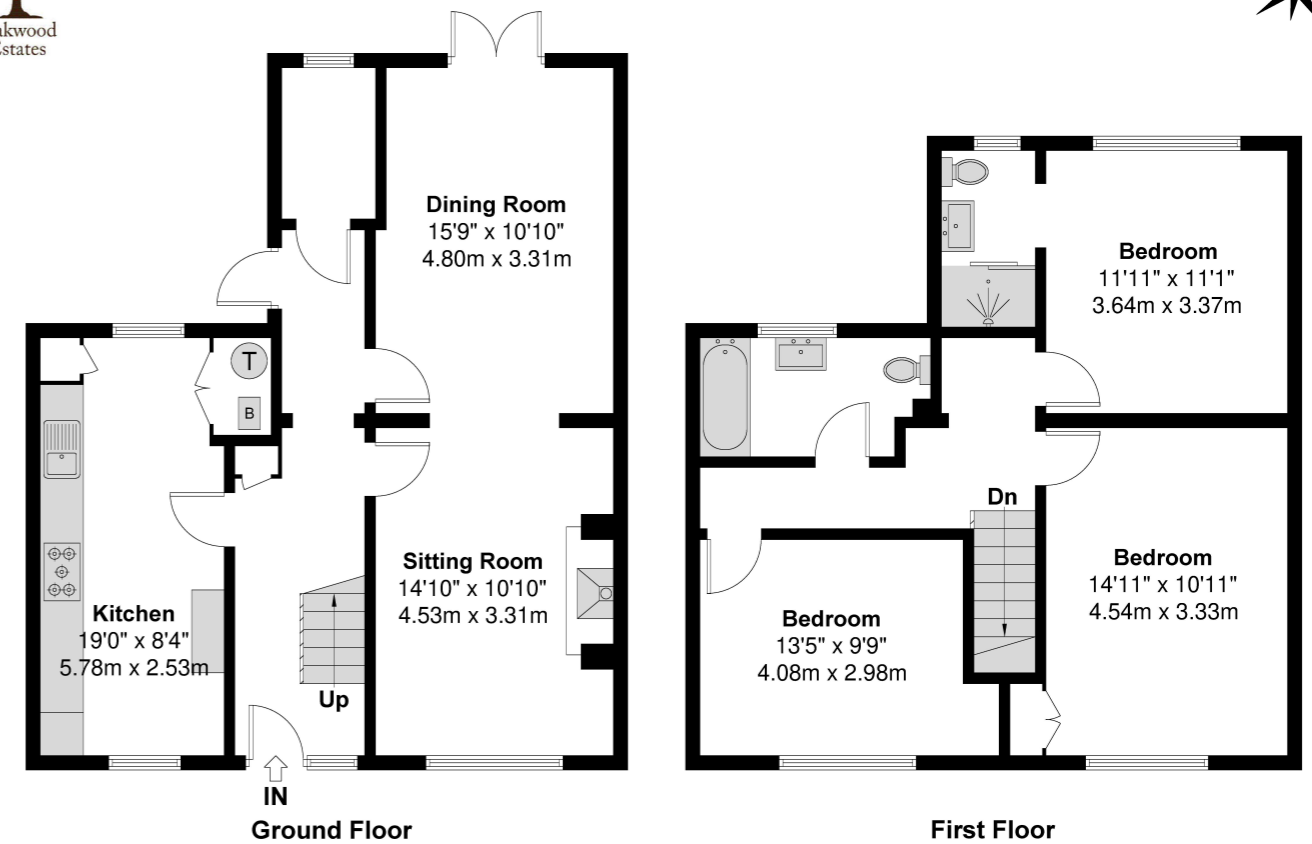


Illustration for identification purposes only, measurements are approximate, not to scale.

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 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.

Locaton

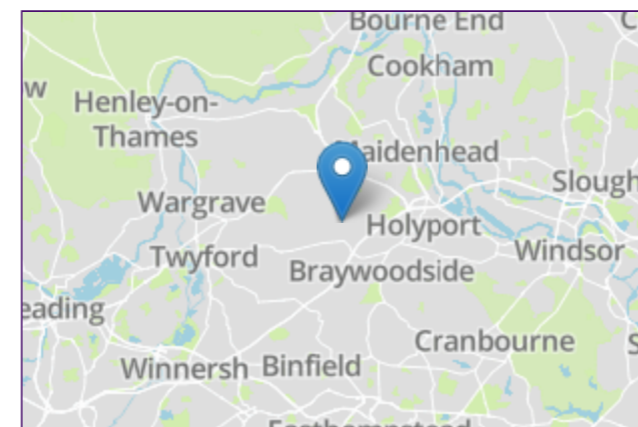
Ideally located on a country lane on the outskirts of Maidenhead and close to the attractive Littlewick Green area which enjoys a well regarded cricket club and popular public house. The property is well located for the commuter, being only 2 miles from Maidenhead Train Station which forms part of the Crossrail network and a short distance to the A404 providing access to the M4 and M40.

School And Lesiure

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 Castle Royle Championship Golf Course, Braywick Leisure centre, a multiplex cinema and a good variety of shops and restaurants.

Council Tax

Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	38	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			