



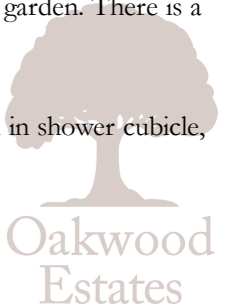
An immaculately presented detached family home situated on large corner plot in a highly desirable location within the Belmont area of Maidenhead. The spacious accommodation includes: Master bedroom with en-suite shower room, 4 further double bedrooms, family bathroom, 3 generous reception rooms, fully equipped kitchen/breakfast room, utility and mature landscaped gardens.

To the front of the property, the large driveway provides parking for up to 5 cars and leads to the front door, there is an area of lawn to one side and mature hedging to the other. The front door leads to the Hallway with access to all rooms and the cloakroom. There is a bright and spacious dual aspect Living Room with feature fireplace and two sets of double doors to the rear terrace and garden.

The Kitchen/Breakfast/Dining Room is fitted with a wide range of floor and wall mounted units set to a quartz worktop with inset sink unit and drainer, fitted dishwasher, integrated eye level electric oven and microwave oven, inset 4 ring gas hob with extractor above, built in fridge freezer and wall mounted gas boiler. The breakfast bar links the kitchen to the Dining Room which benefits from delightful views over the rear garden provided by a large set of bifolding doors. There is a separate Utility with a range of wall and floor units, inset sink with drainer, space and plumbing for a washing machine and tumble dryer.

The Family Room, which is generous in size and benefits from a double aspect and has views over the front garden. There is a downstairs Cloakroom.

Upstairs the Master Bedroom has a range of fitted wardrobes and an En-Suite Shower Room with large walk in shower cubicle, there are four further double bedrooms and a family bathroom.



-  IMMACULATE AND BEAUTIFULLY PRESENTED THROUGHOUT
-  CORNER PLOT WITH GOOD SIZED GARDENS AND AMPLE PARKING
-  2 BATHROOMS
-  STYLISH KITCHEN/DINING ROOM WITH BIFOLDS TO OUTSIDE
-  FAMILY ROOM
-  DETACHED FAMILY HOME
-  5 BEDROOMS
-  SITUATED JUST OVER A MILE FROM RAILWAY STATION AND TOWN CENTRE
-  LARGE LIVING ROOM
-  UTILITY ROOM

					
x5	x3	x2	x5	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Outside

To the rear, the large landscaped garden is approached via a wide paved patio enclosed by attractive walled borders. Steps lead to level lawn bounded by fencing and mature shrub borders. There is a second seating area accessed via a paved footpath and a useful large timber shed. To the front the property is approached via a large driveway providing parking for 5 cars with an area of lawn to one side and mature hedging to the other.

Location

This property is conveniently located within walking distance of the Town Centre. The Railway station is just over 1 mile away - providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead Riverside and Ray Mill Island are also close by, offering a good selection of family activities. The property is well located for access to the M4 and M40 via the A404 making commuting into London and the West Country very easy

Schools And Leisure

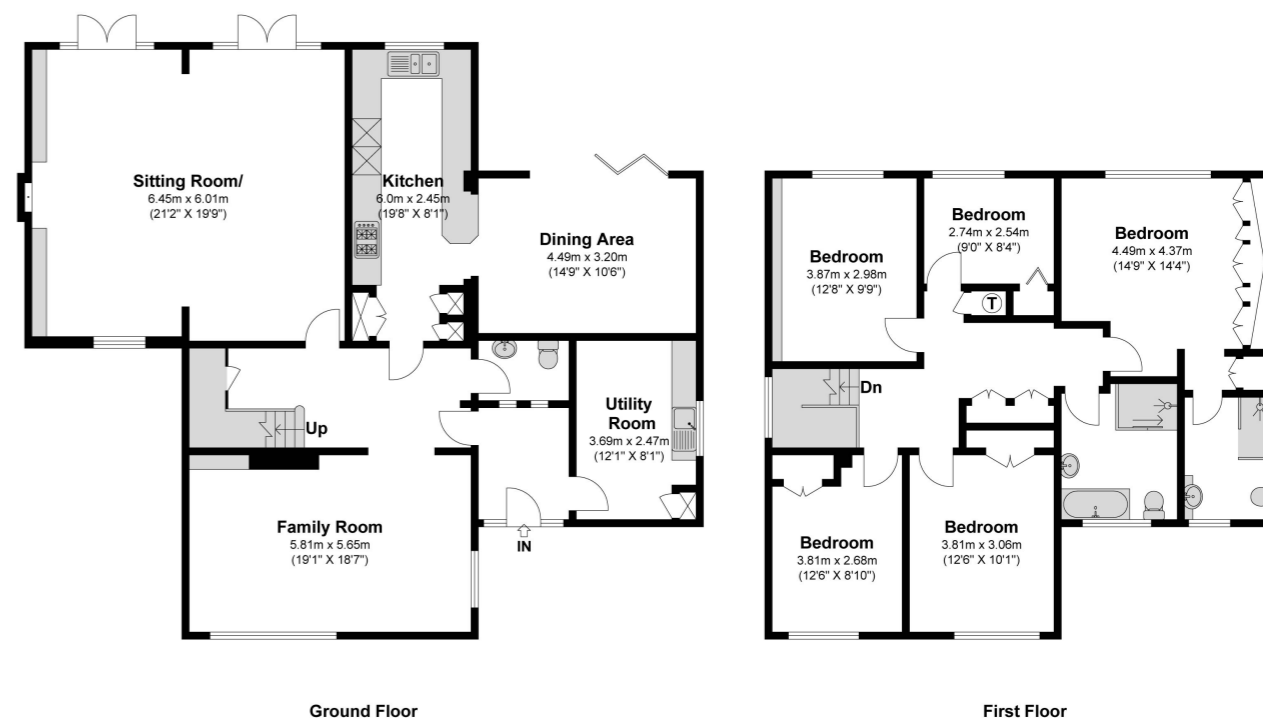
There are numerous local sports clubs including tennis, rugby, rowing and football, various fitness centres and racing at Ascot and Windsor. The River Thames can also be accessed at Maidenhead with many walks to be enjoyed along the Thames Path. The local area has many walking trails, including the National Trust woodland at Maidenhead Thicket and Pinkneys Green. Nearby amenities include numerous golf courses, the new Braywick Leisure centre, a multiplex cinema, shops and restaurants. There are also a number of good and outstanding schools close by.

Council Tax

Band G

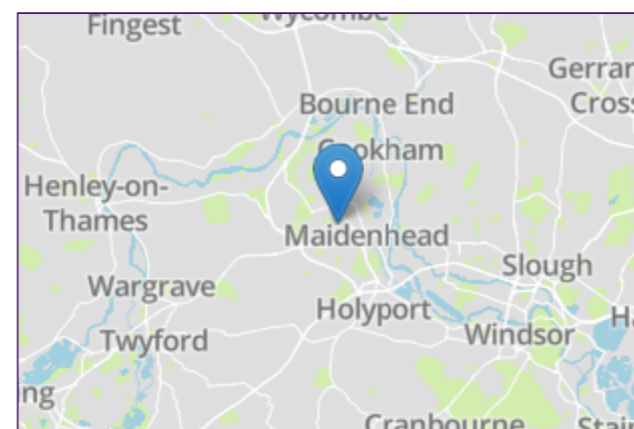


Derwent Drive
Approximate Floor Area
2249.11 Square feet 208.95 Square metres



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		
(69-80)	C		
(55-68)	D	65	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	