

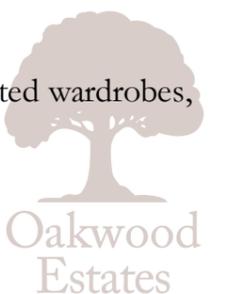


**\*\*HOLYPORT COLLEGE CATCHMENT\*\*** A beautifully presented two-bedroom terraced home, set within the sought-after Springfield Park development in Holyport.

This well-maintained property offers a fantastic opportunity for first-time buyers, downsizers, or investors, with excellent access to the A404(M), M4, and both Maidenhead and Windsor town centre and train stations.

The open-plan ground floor accommodation comprises a welcoming entrance hall, a stylish newly refurbished kitchen with integrated oven, gas hob, extractor fan, W/C, spacious dining/sitting room enjoys direct access to the rear garden via French doors, creating a bright and airy living space.

Upstairs, the home features two generous double bedrooms, both benefiting from fitted wardrobes, and a modern family bathroom.



## Property Information

-  TWO DOUBLE BEDROOMS
-  SOUGHT AFTER LOCATION IN HOLYPORT
-  PRIVATE REAR GARDEN
-  RECENTLY REFITTED KITCHEN & BATHROOM
-  BOARDED LOFT WITH LADDER
-  OPEN PLAN LIVING
-  IN CATCHMENT FOR WELL REGARDED SCHOOLS
-  GARAGE
-  GROUND FLOOR W/C

					
x2	x1	x1	0	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

### Location

This property is conveniently located in the village of Holyport within easy reach of Maidenhead Town Centre and the Crossrail Railway station providing fast links into London Paddington (fast trains approx. 20 minutes).. For the commuter by car, junction 8/9 of the M4 via the A404(M) or A308(M) are within easy reach - providing access to the M25, Heathrow Airport, London and the West Country.

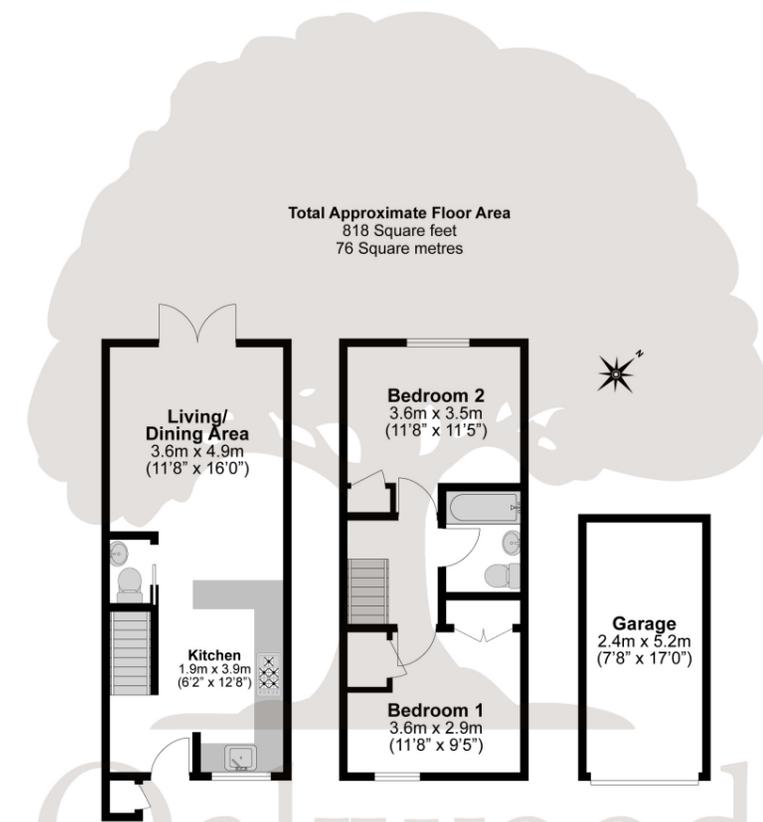
### Schools And Leisure

The surrounding area provides excellent schooling for children of all ages both in the private and state sector including Holyport Primary and Holyport College. There are numerous 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, which is within easy reach. The local area has many walking trails, including the National Trust woodland at Maidenhead Thicket and Pinkneys Green. Nearby amenities include the newly opened Braywick Leisure Centre, a multiplex

cinema, shops and restaurants.

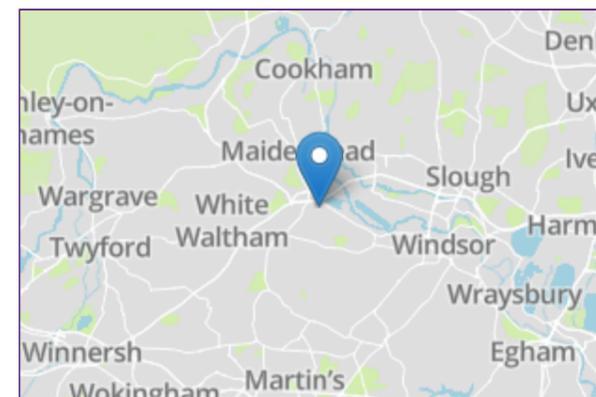
**Council Tax**  
Band C

## Floor Plan



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		88
(69-80)	C	73	
(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			