

A rarely available and substantial FIVE bedroom detached family home in a prime location within walking distance of Newlands Girls School and with huge potential for a ground floor extension STPP. To the ground floor is a welcoming hallway, a downstairs wc, a bright and spacious sitting room with feature fireplace, a study and a large open plan kitchen/diner with doors out onto the garden. There is also a utility room

To the first floor is the primary bedroom which has an en-suite, two further double bedrooms and a single bedroom and all served by a family bathroom. On the second floor there is another large double bedroom with en-suite. Please note all bathrooms and en-suites have underfloor heating.

Externally to the rear, is a large and private south-facing garden with a patio seating area. To the front is driveway parking for multiple cars.

This property due to it's prime location would make a fantastic family home.

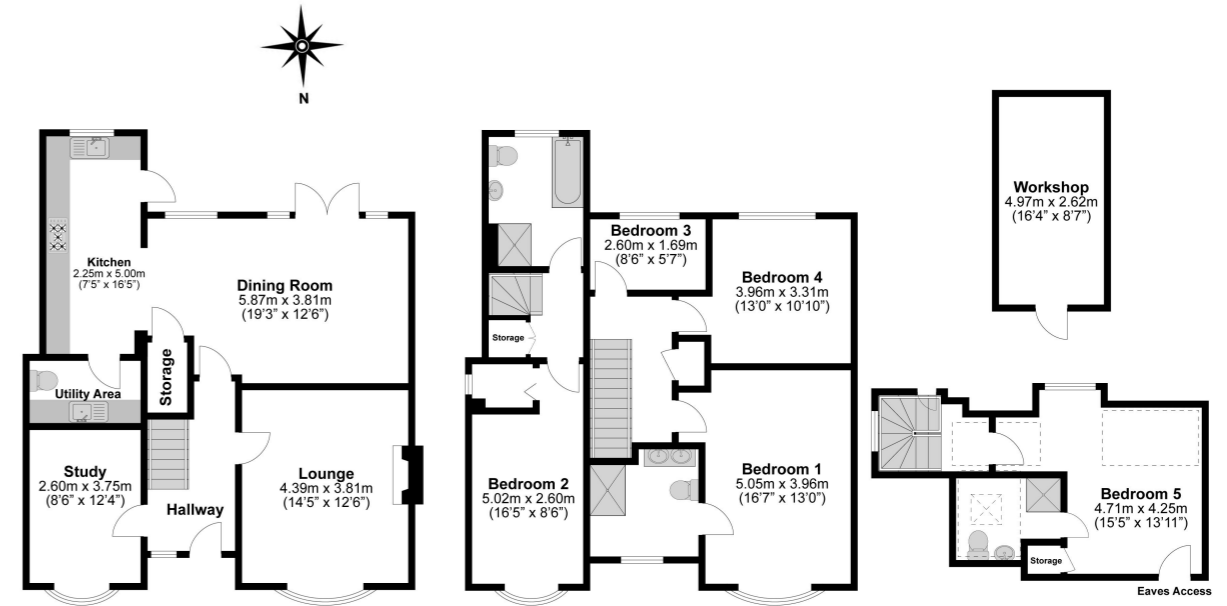


-  NEWLANDS GIRLS SCHOOL CATCHMENT
-  TWO RECEPTION ROOMS
-  UTILITY AND DOWNSTAIRS CLOAKROOM
-  THREE BATHROOMS
-  FIVE BEDROOM FAMILY HOME
-  SOUTH FACING GARDEN
-  PREMIUM LOCATION
-  POTENTIAL TO EXTEND



**Total Approximate Floor Area**  
1991 Square feet  
185 Square metres

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



**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.

**External**

Externally, is a large and private rear garden which has been well maintained and features a patio seating area and a brick built storage shed. To the front is drive way parking for multiple cars. There is also substantial space to the rear providing the opportunity for the current internal footprint to easily be extended STP

**Location**

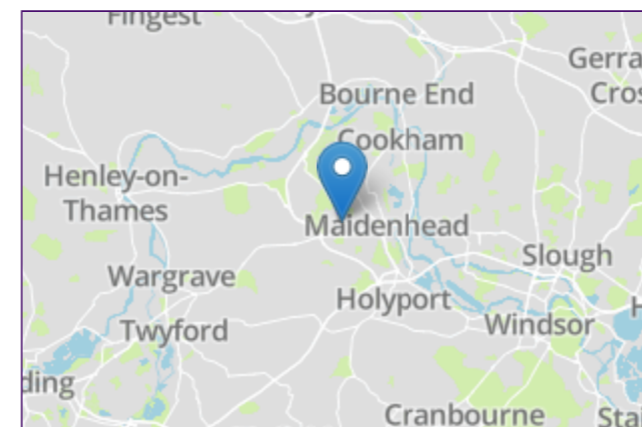
The property is in the popular St Marks area of Maidenhead, less than 5 minutes' drive from the town centre and train station and with easy access to the A404M and M4. There is a selection of nearby schooling options including Newlands Girls School as well as day to day amenities such a convenience stores within walking distance too.

**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.

**Council Tax**

Band F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	69	80
(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			