



\*\*\* Viewings are highly recommended\*\*\*

Located in the sought after Riverside area of Maidenhead lies this desirable three bedroom detached family home in need of some modernisation and with great potential.

This attractive home is perfectly suited for growing families or downsizers with access to Virgin Media Fibre Broadband for busy households or those working from home. The ground floor features a spacious lounge/dining room, kitchen, and spacious hallway.

The first floor is complete with three generous sized bedrooms, all with fitted storage. There is a family bathroom, separate W.C. and the loft area is fully boarded for additional storage.

The private rear garden is a great size with lawn and patio area which bathe in much sunshine in the summer months. There is driveway parking and a detached garage.

We feel this well located property would make the ideal family home and viewings are highly recommended, with the added benefit of no onward chain allowing for a quick sale.



-  PROPOSED PLANS AVAILABLE TO VIEW
-  THREE BEDROOMS
-  NO CHAIN
-  RIVERSIDE LOCATION
-  DETACHED HOUSE
-  POTENTIAL TO EXTEND (S.T.P.P)
-  GARAGE & DRIVEWAY
-  SHORT DISTANCE TO MAIDENHEAD TRAIN STATION (ELIZABETH LINE) AND TOWN CENTRE

					
x3	x1	x1	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



**Prince Andrew Road**  
 Approximate Floor Area = 89.54 Square meters / 963.80 Square feet  
 Garage = 12.13 Square meters / 130.56 Square feet  
 Total Area = 101.67 Square meters / 1094.36 Square feet

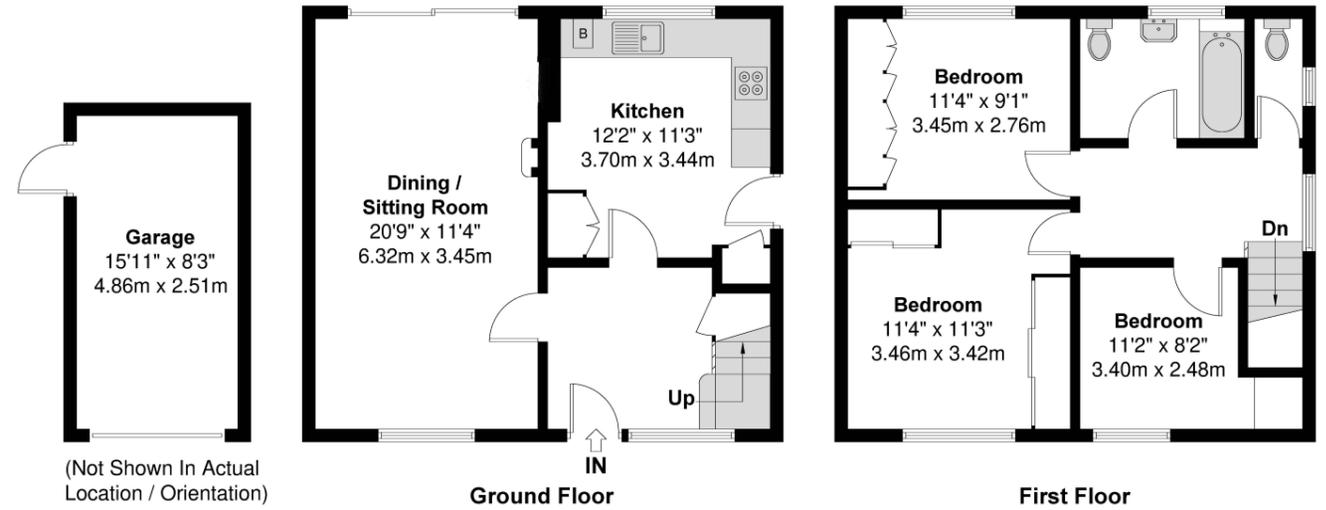


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

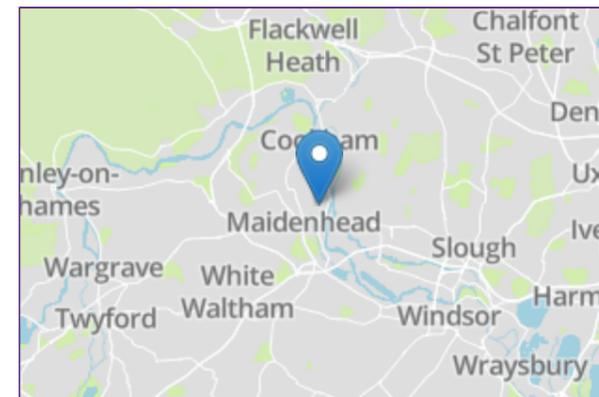
**Location**

This property is conveniently located within a short walk to the Town Centre. The Railway station is approximately 1.5 miles away - providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead also benefits from being part of the new Crossrail Trainline and redevelopment of the town centre. 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**

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, Braywick Leisure centre, a multiplex cinema, shops and restaurants. There are also a number of good and outstanding schools close by including St Lukes Primary School

**Council Tax**  
Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	77
(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			