



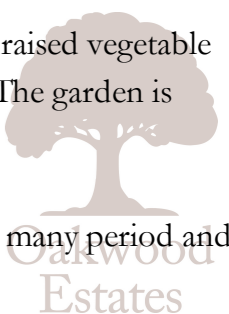
Nestled in the heart of Maidenhead, this delightful two double bedroom Victorian terrace offers a perfect blend of period charm and modern convenience. With its sought-after location and thoughtful layout, this home is ideal for first-time buyers, small families, or investors alike.

To the ground floor is a welcoming hallway, a well sized front sitting room with high ceilings and log burner providing ample heating, adjoining is a second reception/dining room with a fireplace and offers views of the garden, a well appointed kitchen with a stable door leading to the rear garden.

To the first floor are two beautifully presented double bedrooms with plenty of storage, one enjoys views out on the rear garden, all bedrooms are serviced by a generous family bathroom with large bath and shower. There is access to the large loft space on the landing, which provides ample storage and offers potential for conversion to a bedroom (STPP).

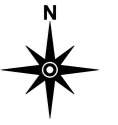
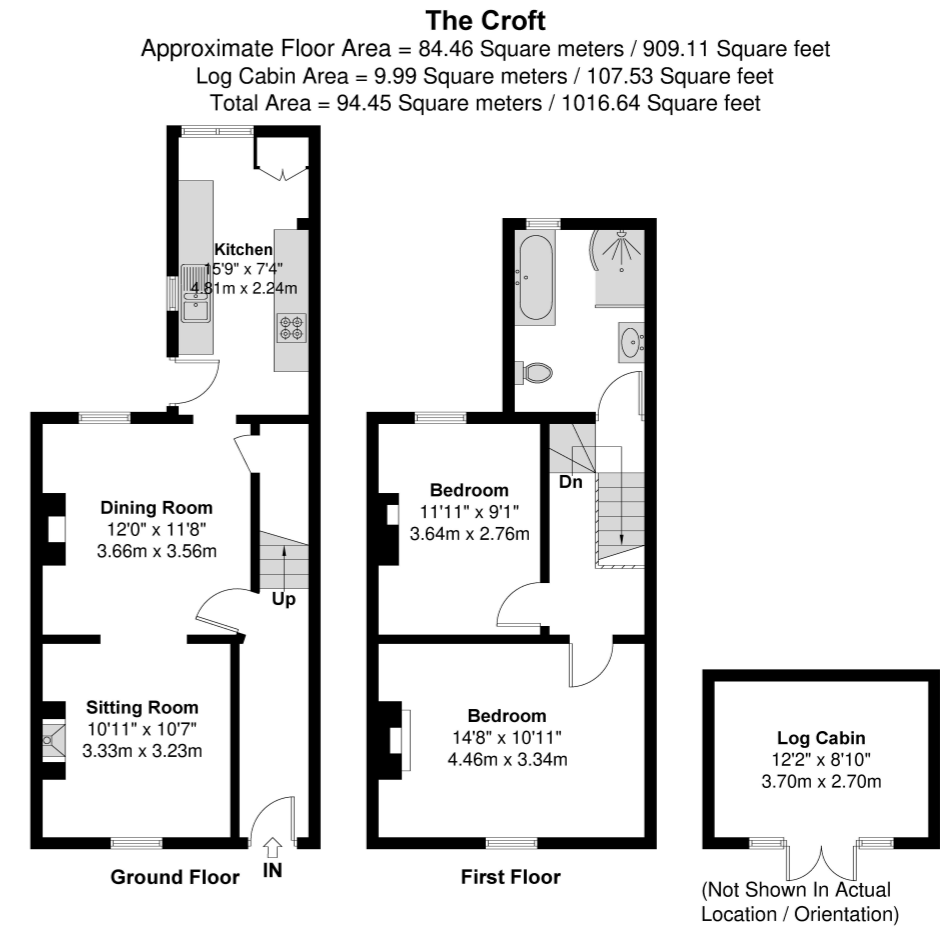
Externally, the well maintained garden features a sunny patio area, a small lawn leading to a raised vegetable patch. Surrounding the garden are flowerbeds, pretty shrubs and numerous fruits trees. The garden is completed with small bistro patio area and a log cabin office.

This well presented family home offers contemporary living accommodation whilst retaining many period and character features.



-  CHARACTER COTTAGE
-  POPULAR RESIDENTIAL AREA
-  2 DOUBLE BEDROOMS
-  POTENTIAL TO EXTEND (S.T.PP)
-  FRONT & REAR GARDEN
-  WALKING DISTANCE TO MAIDENHEAD TOWN CENTRE AND CROSSRAIL (ELIZABETH LINE)
-  TURN KEY CONDITION
-  AMPLE ON STREET PARKING AND PUBLIC CAR PARK

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



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

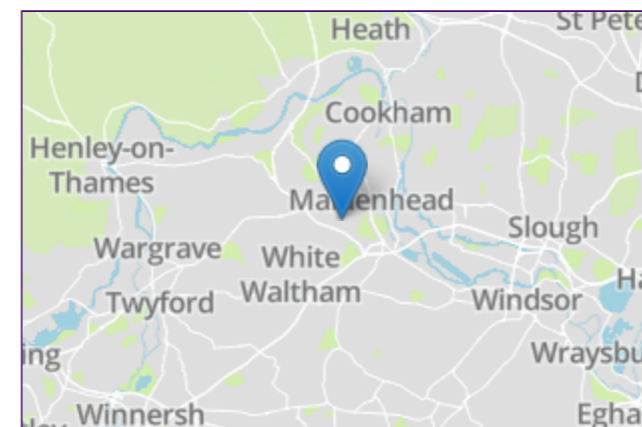
The house is ideally located for the commuter, being only a 20 minute walk from Maidenhead Train Station which is on the Elizabeth Line and a short distance to the A404 providing access to the M4 and M40. Maidenhead is a large town in the Royal Borough of Windsor and Maidenhead offering a good range of well known High Street retailers, complimented by a wide variety of independent and specialist stores. Maidenhead is a busy commuter town with excellent road and rail links making it a sought after location for businesses. Maidenhead train station is served by local services operated by First Great Western from London Paddington to Reading, and is also the junction for the Marlow Branch Line. Maidenhead is included within the Crossra

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.

Council Tax
Band D

Schools And Leisure

The property is located within catchment for Newlands Girls School and there is a good selection of other good and outstanding schools close by. There are numerous local sports clubs including tennis,



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		69
(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			