



Nestled in a picturesque and extremely convenient location, this beautifully finished four bedroom detached family home offers the perfect blend of elegance, comfort, and modern living, with its charming landscaped garden and all within a short drive of Maidenhead town centre and railway station (Elizabeth Line).

On the ground floor, a spacious and welcoming entrance hall that sets the tone for the rest of the house. This leads to a generously sized living room with patio doors on to the garden and bespoke shutters creating a warm and inviting atmosphere. The kitchen/breakfast room features quartz worktops and integrated Neff appliances, and leads on to a well proportioned dining room. There is also a study, utility room with side patio door and a cloakroom.

To the first floor, the property offers four well-proportioned bedrooms. The principal bedroom features two fitted wardrobes and a fully tiled spacious en-suite shower room. The additional three bedrooms are equally spacious, providing flexibility for family living, home offices, or guest accommodation and all have fitted wardrobes, with bedroom two also benefitting from an en suite shower room. A modern family bathroom also serve the first floor.

Externally, the spacious garden is mainly laid to lawn with patio areas and mature shrubs and borders and has the added benefit of a garden room with power and lighting which can be used for multiple purposes including an office/gym or playroom. A bonus feature of this house is the communal area just a few feet away which is for the exclusive use of the residents of Abell Gardens and can be used for recreational enjoyment. Just a few minutes from the house is beautiful National Trust land, offering countryside walks on your doorstep. Pinkneys Green and Maidenhead Thicket are both easily accessible from here, making it an idyllic spot for a run or a walk in beautiful rural surroundings.

-  IMMACULATE AND BEAUTIFULLY PRESENTED THROUGHOUT
-  DOUBLE GARAGE
-  THREE BATHROOMS
-  WALKING DISTANCE TO NEWLANDS GIRLS SCHOOL AND FURZE PLATT SENIOR SCHOOL
-  SHORT DRIVE OF TOWN CENTRE AND STATION
-  THREE RECEPTION ROOMS
-  DRIVEWAY PARKING FOR THREE CARS
-  GARDEN ROOM (OFFICE/GYM)

					
x4	x3	x3	x3	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Abell Gardens
 Approximate Floor Area = 156.75 Square meters / 1687.24 Square feet
 Outbuildings Area = 44.16 Square meters / 475.33 Square feet
 Total Area = 200.91 Square meters / 2162.57 Square feet

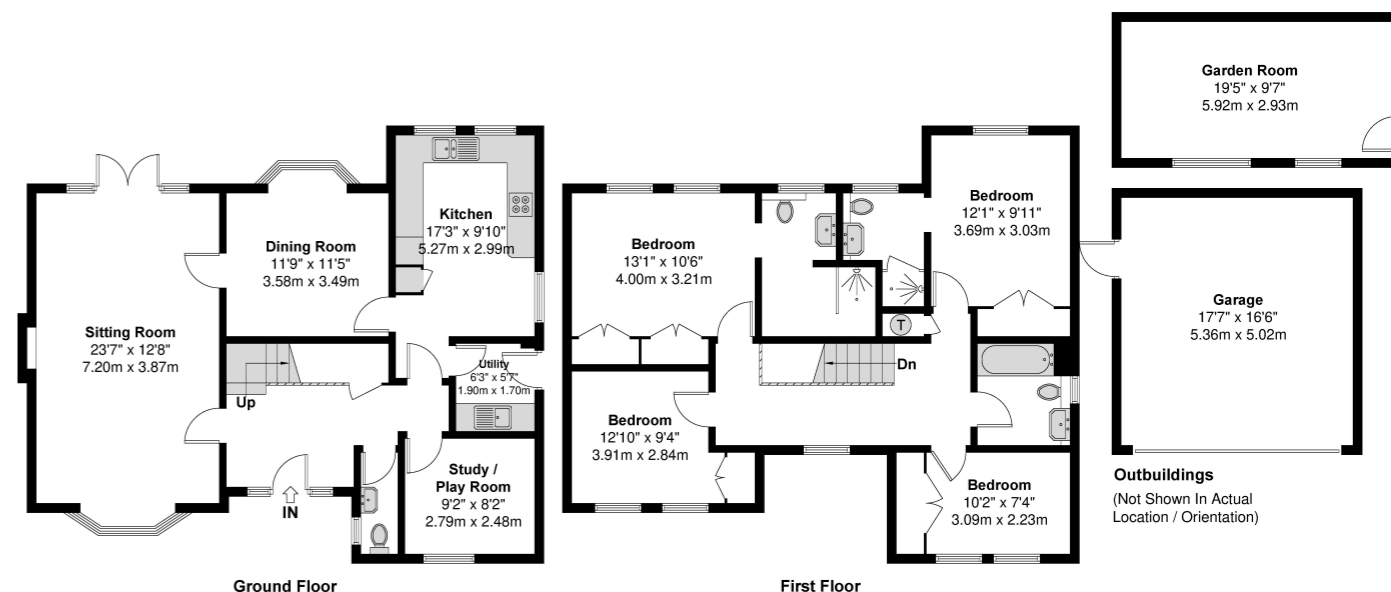


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

Schools And Leisure

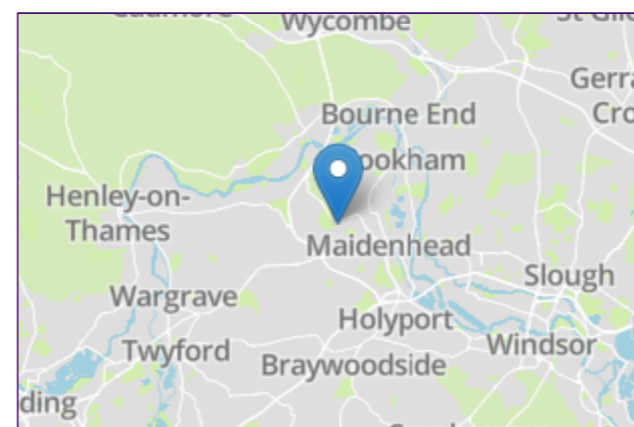
The surrounding area provides excellent schooling for children of all ages both in the private and state sector. The property is within walking distance of Furze Platt junior and Furze Platt Senior School, Newlands Girls School and several other infant and junior schools. There are numerous sports clubs 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.

network and a short distance to the A308 providing access to the M4 and M40). Maidenhead is a large town in the Royal Borough of Windsor and Maidenhead, in Berkshire 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. The town boasts a thriving pharmaceutical and telecommunications presence with names such as 3 mobile, Glaxo Smith Kline and Adobe. 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 Crossrail scheme.

Council Tax
Band G

Location

The property is ideally located for the commuter, being approximately 2 miles from Maidenhead Train Station which forms part of the Crossrail



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	70	80
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			