



Ideally located within Maidenhead town centre is a well presented two double bedroom period property which comes to the market with no onward chain complications. To the ground floor is a sitting room with high ceilings and feature fireplace, a further reception room again with feature fireplace, a modern kitchen and a useful utility room/larder.

To the first floor the principal bedroom is found at the front and benefits from a two built in wardrobes and traditional sash windows, the second bedroom is also a good size double and there is a well appointed family bathroom

Externally there is a pretty courtyard garden and on street residents parking

We feel this property would make the ideal first time purchase and viewing are highly recommended



Property Information

-  NO CHAIN
-  CLOSE TO MAIDENHEAD CENTRE AND RAILWAY STATION (CROSSRAIL)
-  FIRST FLOOR BATHROOM
-  TWO DOUBLE BEDROOMS
-  PRIVATE GARDEN
-  PERIOD FEATURES


x2
Bedrooms


x2
Reception Rooms


x1
Bathrooms


0
Parking Spaces


Y
Garden


N
Garage

Location

Situated close to Maidenhead Crossrail Station and in the centre of the town with many well regarded shops and restaurants near by. 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 Highfield Girls School.

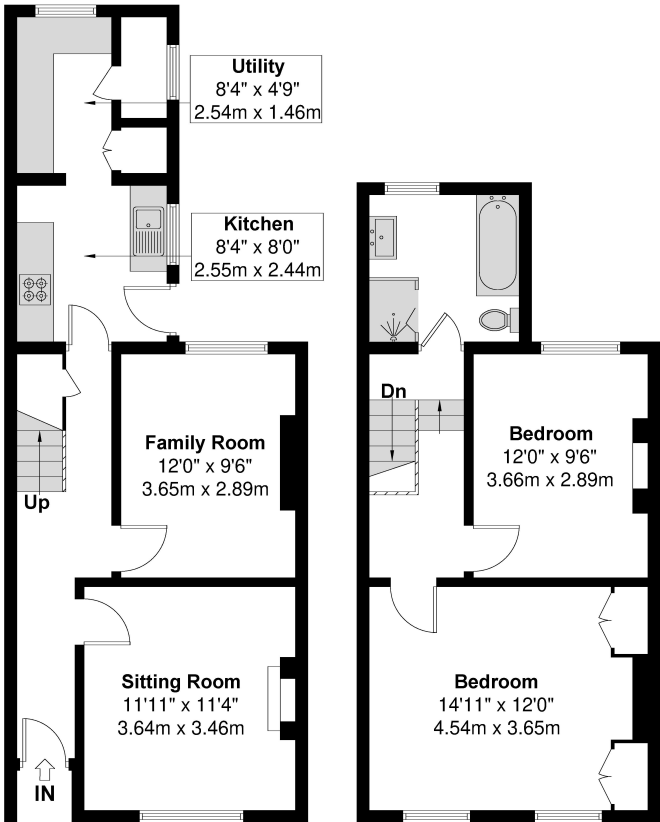
Council Tax

Band D

Floor Plan



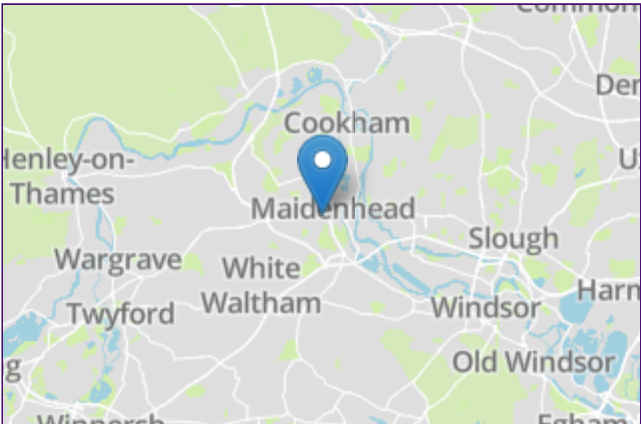
High Town Road
Approximate Floor Area = 86.71 Square meters / 933.33 Square feet



Ground Floor First Floor

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(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		