



Coming to the market for the first time since 1976 is a substantial detached family home located in a quiet cul de sac location with no onward chain complications. To the ground floor is a large welcoming hallway with downstairs cloakroom, a good sized kitchen with plentiful storage and space for a dining table leading to the utility room with extra sink, followed by a large reception room which would make an ideal study/playroom. There are two further receptions overlooking the garden which are separated by double doors and which could be incorporated to create a wonderful family space with doors out onto the patio

To the first floor are four spacious double bedrooms including a wonderful principal bedroom with en suite, a well appointed family bathroom, there is also a box room which could easily be included as a dressing room to the principal bedroom

Externally, the large garden is perfectly in proportion to the size of the house and enjoys a fully private setting with high shrubs and trees borders. To the side of the property is a green house and the good sized double garage is accessed via the front where there is ample street parking

This rarely available property has recently been fully re-plastered and re-decorated throughout ready for it's next occupants to move straight in

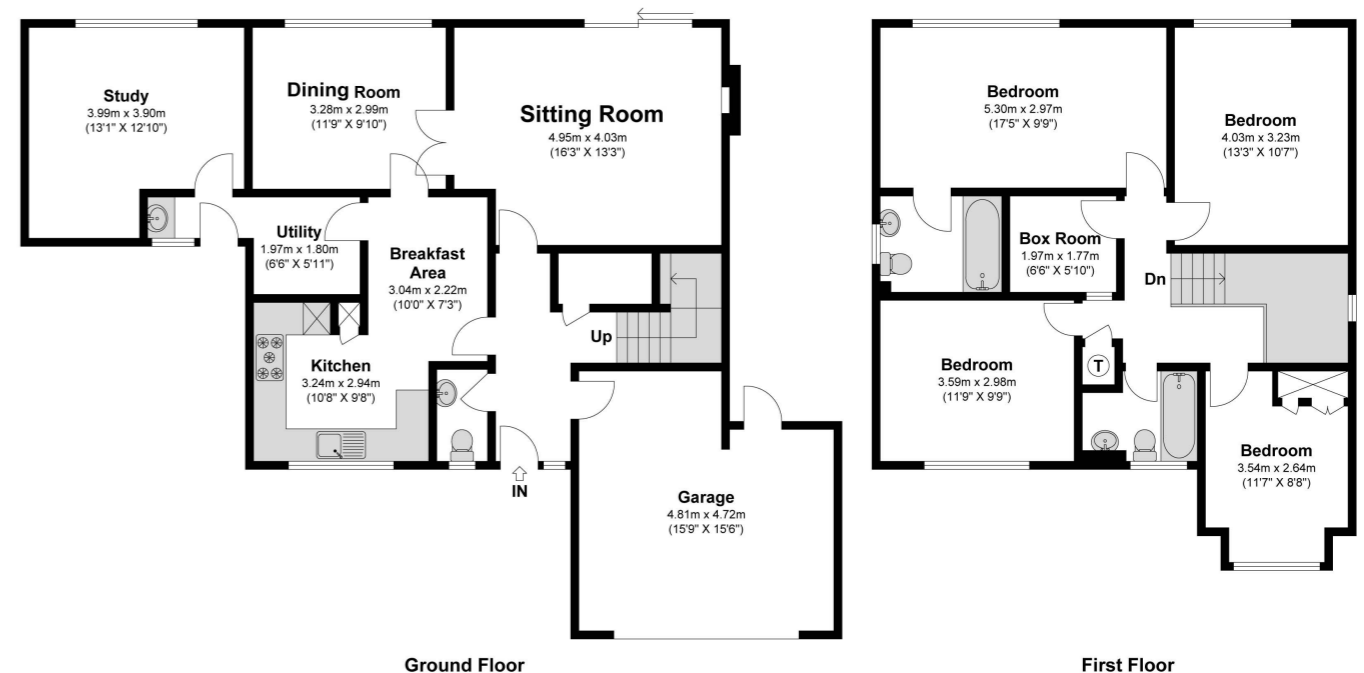


-  NO CHAIN
-  FOUR BEDROOMS
-  CLOSE TO MAIDENHEAD TOWN CENTRE
-  LARGE GARDEN AREA WITH PATIO
-  GARAGE & DRIVEWAY PARKING
-  UTILITY ROOM
-  CLOSE TO GOOD AND OUTSTANDING SCHOOLS
-  NEWLY RE-PLASTERED AND DECORATED

					
x4	x3	x2	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Challow Court
 Approximate Floor Area
 1664.21 Square feet 154.61 Square metres (Excluding Garage)
 Garage Area 220.22 Square feet 20.46 Square metres
 Total Area 1884.43 Square feet 175.07 Square metres (Including 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.

Location

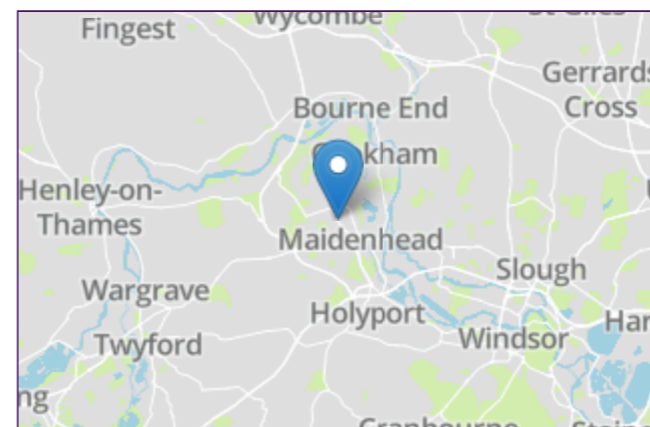
This property is conveniently located within 0.3 miles of Furze Platt Railway station - providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead also benefits from the Crossrail Development and redevelopment of the town centre. For the commuter by car, junction 8/9 of 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 Pirans Private School and Furze Platt Junior and Secondary School

Council Tax

Band G



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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	80
England, Scotland & Wales			
EU Directive 2002/91/EC			