



This beautifully presented detached four bedroom family house located in a popular residential road within walking distance of Maidenhead town centre and the Elizabeth Line and a short drive to nearby motorways being M4, M40 and A404. Internally to the ground floor, a generous living room, study, dining room, kitchen, downstairs cloakroom and spacious entrance hall. To the first floor, four double bedrooms, three of which have fitted wardrobes and the principal bedroom benefitting from an ensuite shower room. A family bathroom also serves the first floor. Externally, there is driveway parking for several vehicles, a front garden and large rear garden with patio area and long and spacious lawn which provides huge scope for an extension STPP. The property is also close to Braywick leisure centre and popular local schooling and comes to the market with no onward chain allowing the possibility of a quick sale.

-  FOUR BEDROOMS
-  POTENTIAL TO EXTEND (S.T.P.P)
-  LARGE GARDEN
-  WALKING DISTANCE FROM CROSSRAIL AND THE TOWN CENTRE (ELIZABETH LINE)
-  DETACHED HOUSE
-  MASTER BED WITH ENSUITE
-  NO CHAIN
-  THREE RECEPTION ROOMS

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



Walker Road
Approximate Floor Area = 158.76 Square meters / 1708.89 Square feet

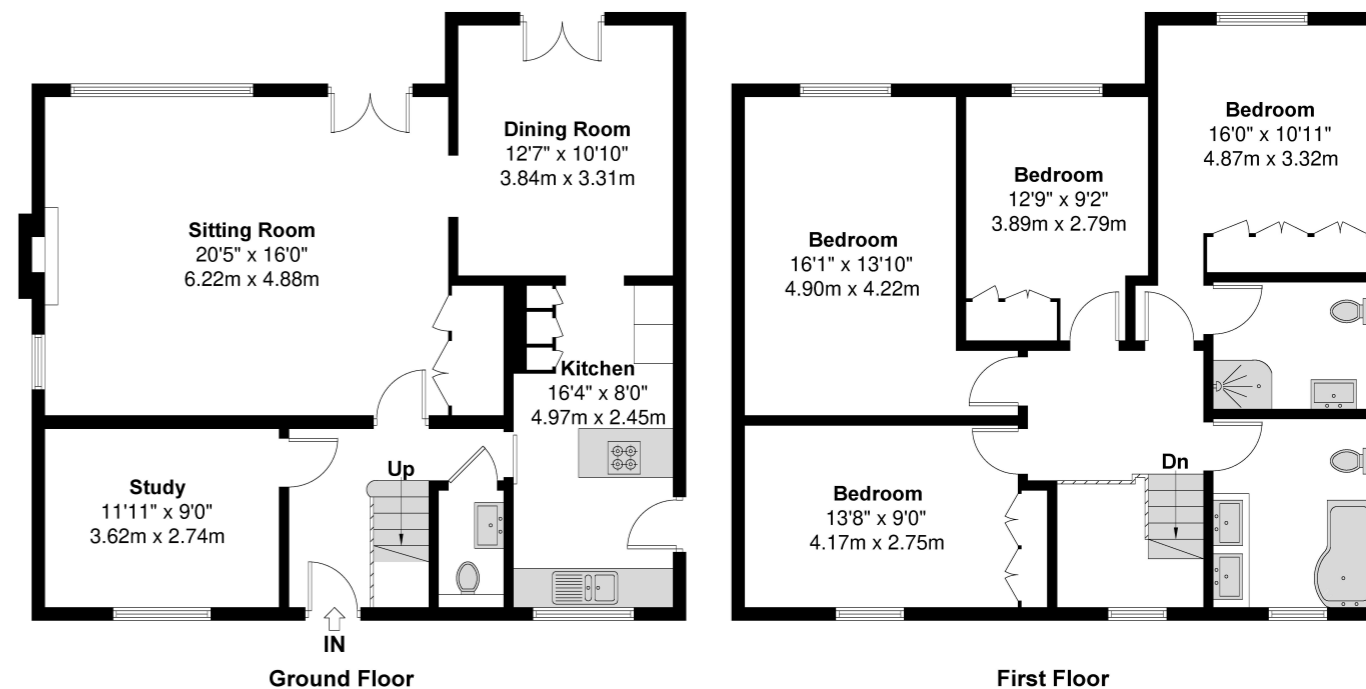


Illustration for identification purposes only, measurements are approximate, not to scale.

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

The property is in a popular part of Maidenhead just a mile from the town centre and train station and within easy access to the A404 and M4. Bray village is just a short walk away providing an array of excellent and well renowned pubs and restaurants.

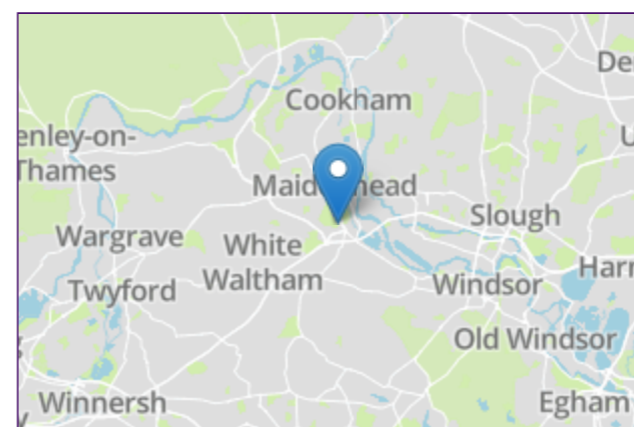
Schools And Leisure

The surrounding area provides excellent schooling for children of all ages both in the private and state sector. 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 Pinkney's Green. Nearby amenities include golf, an indoor swimming pool and Braywick Leisure centre, a multiplex cinema, shops and restaurants.

Council Tax

Band F



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 74 | 83 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |