



NO CHAIN Welcome to this three bed semi-detached family home located in a popular and well respected residential area. This property is in good condition but could benefit from modernising and is within a short drive of Maidenhead train station and town centre, making it an ideal home for families and professionals alike.









The ground floor comprises an entrance hall which leads to generous sitting room. The kitchen/dining room is spacious and fitted with ample eye and base level units and counter top fittings as well as space for appliances. There is also a downstairs W.C.

Upstairs, the property offers three well-proportioned bedrooms and a family bathroom.

The easily maintained garden, offers a private oasis for outdoor enjoyment. The garden is well maintained, featuring a lawn and patio area.

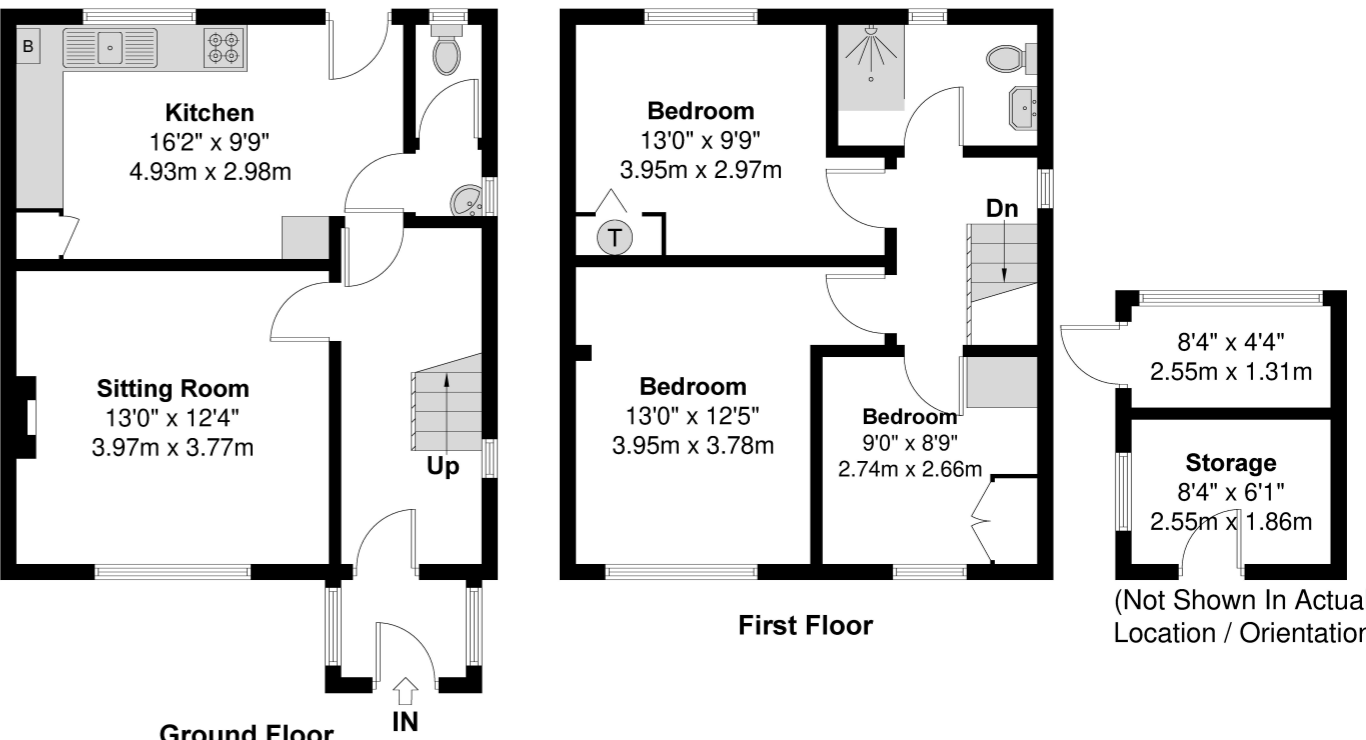
Futhermore, a front garden and off road private driveway provides parking for one car.



-  **THREE BEDROOM SEMI DETACHED HOME**
-  **SHORT DISTANCE TO MAIDENHEAD TRAIN STATION (ELIZABETH LINE) AND TOWN CENTRE**
-  **EPC C**
-  **DOWNSTAIRS W.C**
-  **NO CHAIN**
-  **DRIVEWAY PARKING**
-  **COUNCIL TAX BAND - C**
-  **LOW MAINTAINED REAR GARDEN**

					
x3	x1	x1	x1	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Connaught Close
 Approximate Floor Area = 84.09 Square meters / 905.14 Square feet
 Outbuilding Area = 8.41 Square meters / 90.52 Square feet
 Total Area = 92.50 Square meters / 995.66 Square feet



Ground Floor **First Floor**

(Not Shown In Actual Location / Orientation)

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.

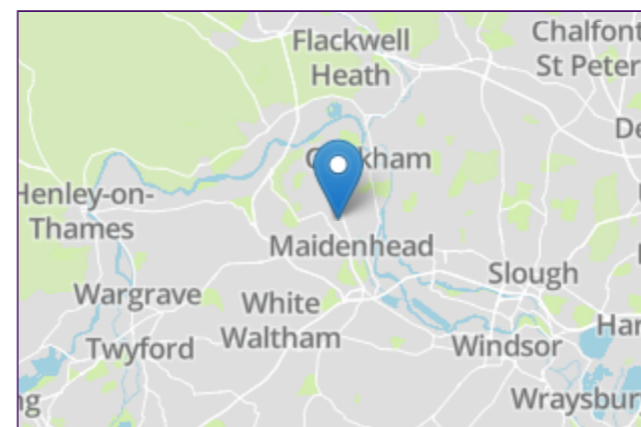
Schools And Leisure

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 Furze Platt Junior and Senior Schools.

Location

This property is conveniently located within 0.1 miles of Furze Platt Railway station - providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead also benefits from being part of the Crossrail network and the ongoing 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.

Council Tax
Band C



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	69	76
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			