



This home is brought to the market very keenly priced with no onward chain complications \* Offering an inviting quick purchase\*

Located in an extremely sought after location in the neighboring village of picturesque Bray with excellent schools, road and rail facilities.

The property offers over 2,000 Sq. ft of spacious, and flexible accommodation throughout.

This larger than average 4/5 -bedroom detached house has a light and airy feel, flooded with natural light and a tranquil South facing garden offering sunshine throughout the day!

The ground floor comprises of two spacious through reception rooms with fire place, cloak room, study/5th bed and an open plan kitchen/breakfast/dining area with rear access to South facing garden.

Beautifully linked is a separate large utility room via the kitchen. The utility room also connects via secure access directly into the double garage.

The first floor accommodation offers four generous sized bedrooms, three benefitting from a shared ensuite with Jack and Jill access.

The bathrooms are newly fitted with a modern design with two of the bedrooms also benefitting from built in storage.

The rear garden is private and secluded with a mixture of patio and laid to lawn. The garden offers an easily manageable space or a blank canvas for any keen gardener.

The carriage in/out private driveway offers space for approximately four cars in addition to a double garage.

Don't miss out on this RARE and EXCEPTIONAL home! – Contact us ASAP to arrange a viewing as we expect this VERY KEENLY PRICED property to be extremely popular.

## Property Information

- NO ONWARD CHAIN
- CONVENIENTLY POSITIONED FOR MOTORWAY ACCESS TO M4, M25, A405
- NEIGHBORING THE RIVERSIDE VILLAGE OF BRAY
- POTENTIAL TO EXTEND (S.T.P.P)

- POPULAR CUL-DE-SAC LOCATION
- CLOSE PROXIMITY TO MAIDENHEAD TOWN & TRAIN STATION (CROSSRAIL)
- OUTSTANDING SCHOOL CATCHMENT AREA
- DRIVEWAY & GARAGE

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

## Floor Plan



### The Bingham

Approximate Floor Area = 166.36 Square meters / 1790.68 Square feet  
Garage Area = 24.88 Square meters / 267.80 Square feet  
Total Area = 191.24 Square meters / 2058.48 Square feet

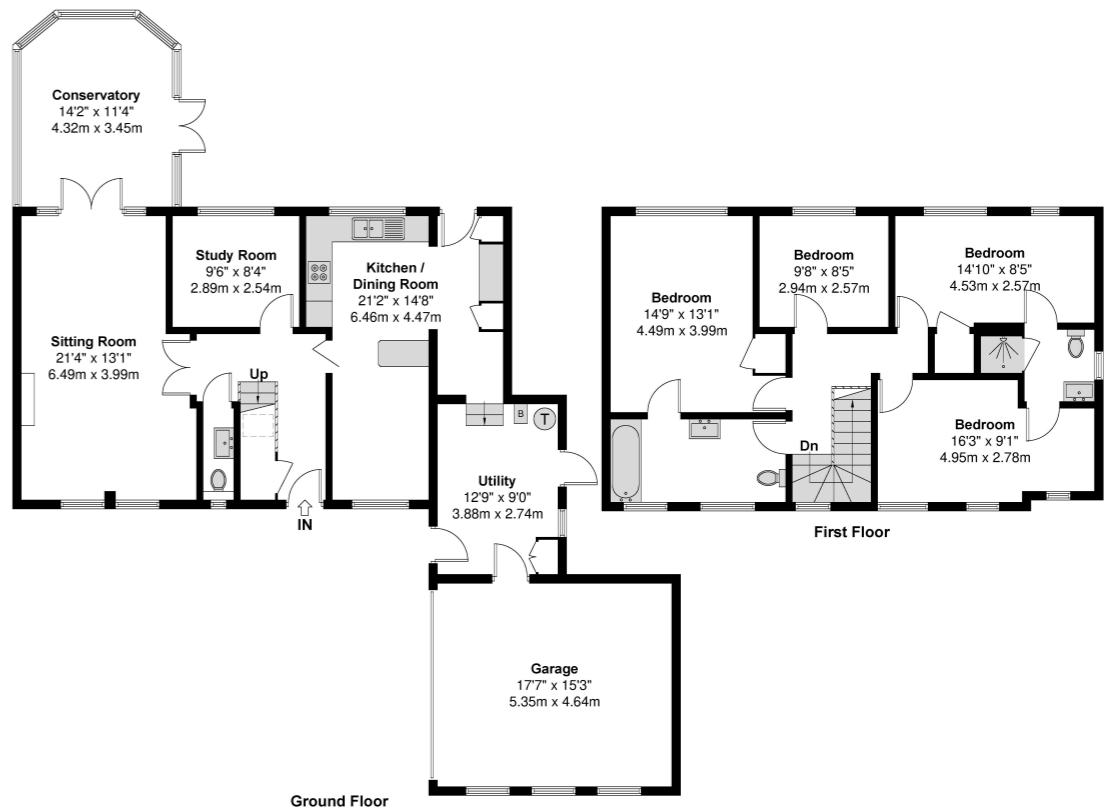


Illustration for identification purposes only,  
measurements are approximate, not to scale.

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 Govview.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

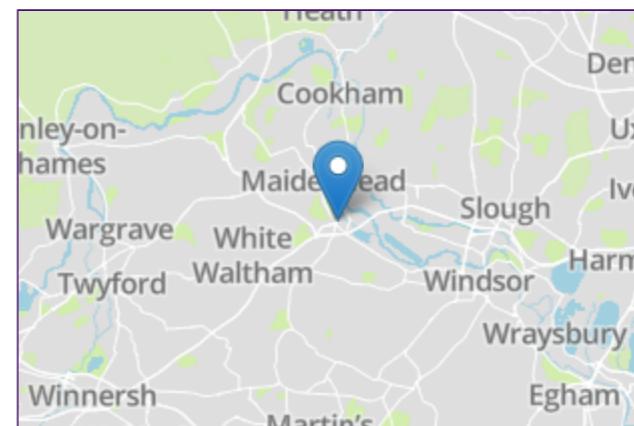
The property is in a popular part of Maidenhead just a mile from the town centre and train station and within easy access to the A404 and M4. Bray village is just a short walk away providing an array of excellent and well renowned pubs and restaurants.

## Schools & 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 G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	74	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	