



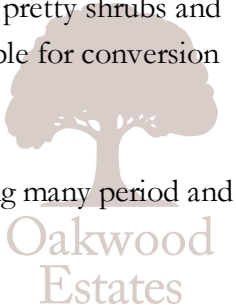
Nestled in the heart of Maidenhead, this delightful two-bedroom Victorian terrace offers a perfect blend of period charm and modern convenience. With its sought-after location and thoughtful layout, this home is ideal for first-time buyers, small families, or investors alike.

To the ground floor is a welcoming hallway, a well sized front sitting room with high ceilings, a dining room with an attractive log burner, under stairs storage and a wonderfully light, well appointed kitchen with a door leading out onto the garden. The family bathroom with underfloor heating and large corner bath complete the downstairs accommodation.

To the first floor is the stylish principal bedroom which benefits from built in storage, the second double bedroom is beautifully presented and enjoys views out on the garden as well as built in storage. There is access to the large loft space which provides ample storage and offers potential for conversion to a bedroom (STPP).

Externally, the well maintained south facing garden features a sunny patio area, a long lawn with pretty shrubs and plants. To the rear of the garden sits a large timber shed (with electricity and hardstanding) suitable for conversion to a Home Office.

This beautifully presented family home offers contemporary living accommodation whilst retaining many period and character features.



Property Information

-  CHARACTER FEATURES
-  TWO DOUBLE BEDROOMS
-  POPULAR RESIDENTIAL LOCATION
-  SOUTH FACING GARDEN
-  HUGE POTENTIAL FOR LOFT CONVERSION (STPP)
-  BEAUTIFULLY PRESENTED
-  TWO RECEPTION ROOMS
-  TURN KEY CONDITION
-  WALKING DISTANCE OF ELIZABETH LINE AND TOWN CENTRE
-  EPC - D

					
x2	x2	x1	0	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Location

The house is ideally located for the commuter, being only a 20 minute walk from Maidenhead Train Station which is on the Elizabeth Line and a short distance to the A404 providing access to the M4 and M40. Maidenhead is a large town in the Royal Borough of Windsor and Maidenhead offering a good range of well known High Street retailers, complimented by a wide variety of independent and specialist stores. Maidenhead is a busy commuter town with excellent road and rail links making it a sought after location for businesses. Maidenhead train station is served by local services operated by First Great Western from London Paddington to Reading, and is also the junction for the Marlow Branch Line. Maidenhead is included within the Crossrail scheme.

Schools And Leisure

The property is located within catchment for Newlands Girls School and there is a good selection of other good and outstanding schools close by. 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.

Council Tax
Band C

Floor Plan



The Croft
Approximate Floor Area = 70.31 Square meters / 756.81 Square feet

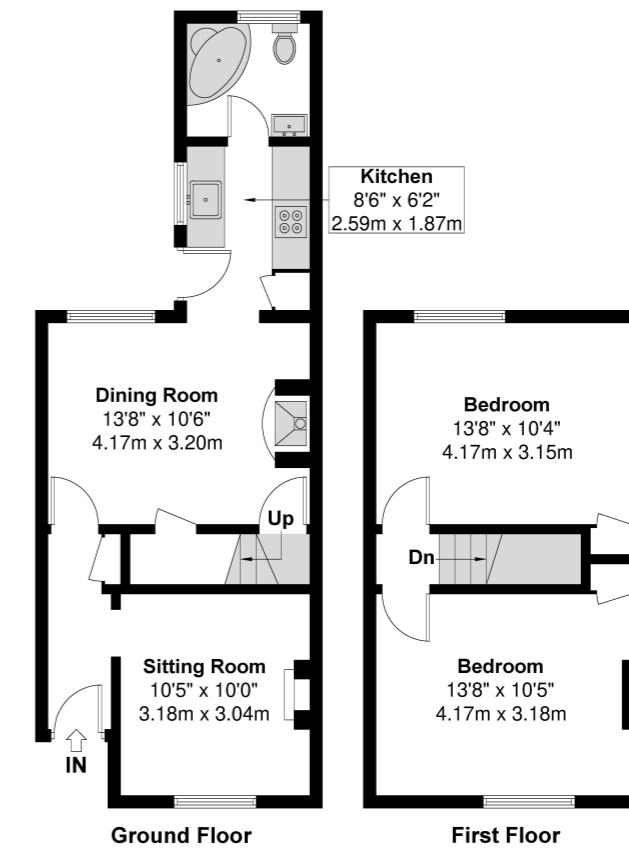
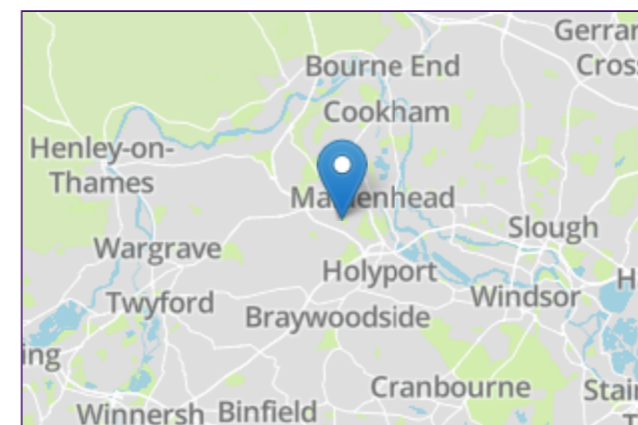


Illustration for identification purposes only, measurements are approximate, not to scale.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			