

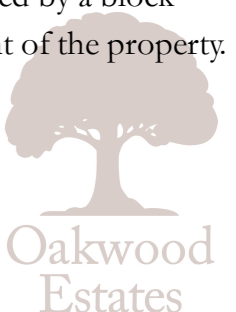


Welcome to this attractive two bedroom, terraced home located in this popular and well respected residential area. This property boasts a perfect blend of modern amenities and practical living, all just a mile walk of Maidenhead train station and town centre, making it an ideal home for young families and professionals alike.

The ground floor comprises an entrance hall leading to a generous sitting room filled with natural light, providing the perfect atmosphere for relaxation and entertainment. This leads to the conservatory which is currently used as the dining area creating a perfect setting for family meals and social gatherings. The kitchen and cloakroom complete the accommodation on the ground floor.

Upstairs, the property offers two good sized bedrooms and a modern family bathroom.

The low maintenance rear garden, features a paved patio bounded by panelled fencing. The rear garden is perfect for alfresco dining and summer barbecues. To the front the property is approached by a block paved driveway providing off street parking. There is also a useful storage room at the front of the property.





# Property Information

-  TWO BEDROOMS
-  KITCHEN
-  FAMILY BATHROOM
-  A MILE WALK TO MAIDENHEAD TRAIN STATION AND TOWN CENTRE
-  EPC - D
-  SPACIOUS SITTING ROOM
-  CONSERVATORY
-  OFF STREET PARKING
-  LOW MAINTENANCE REAR GARDEN

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

# Floor Plan



**Stonefield Park**  
Approximate Floor Area = 71.79 Square meters / 772.74 Square feet

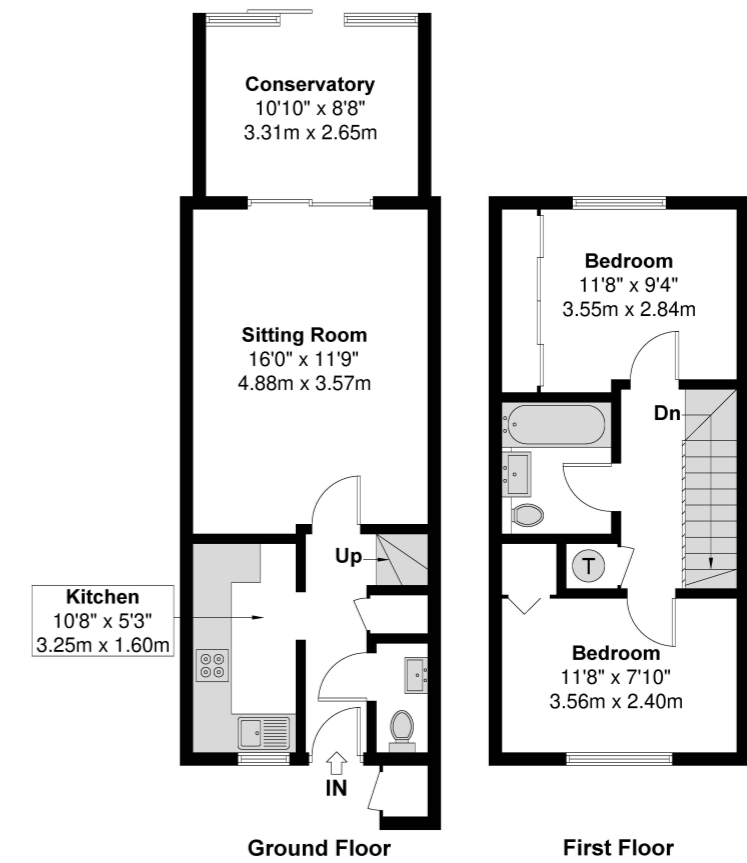


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

## Outside

The low maintenance rear garden, features a paved patio bounded by panelled fencing. The rear garden is perfect for alfresco dining and summer barbecues. To the front the property is approached by a block paved driveway providing off street parking.

## Sports And Leisure

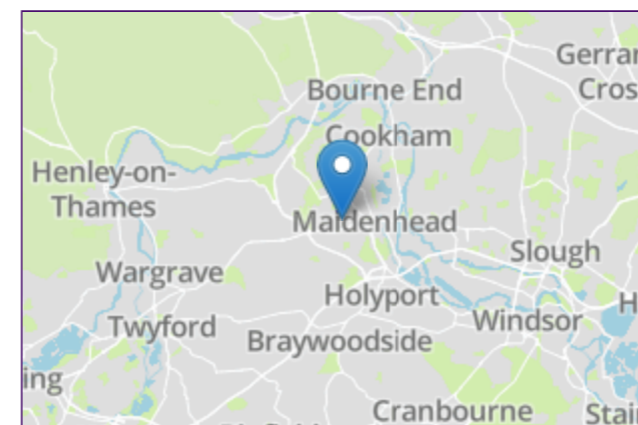
The surrounding area provides excellent schooling for children of all ages both in the private and state sector. There are numerous sports clubs including tennis, rugby, rowing and football, various fitness centres and racing at Ascot and Windsor. The River Thames can also be accessed at Maidenhead, which is within easy reach. The local area has many walking trails, including the National Trust woodland at Maidenhead Thicket and Pinkneys Green. Nearby amenities include the newly opened Braywick Leisure Centre, a multiplex cinema, shops and restaurants.

## Location

The property is ideally located for the commuter, being just a mile from Maidenhead Train Station on foot which forms part of the Crossrail network and a short distance to the A308 providing access to the M4 and M40). Maidenhead is a large town in the Royal Borough of Windsor and Maidenhead, in Berkshire offering a good range of well-known High Street retailers, complimented by a wide variety of independent and specialist stores.

## Council Tax

Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			