



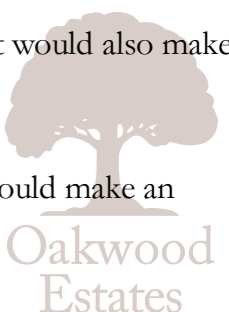
Tucked away in a quiet cul de sac is a well proportioned FOUR bedroom detached property within catchment and easy walking distance of the sought after Lowbrook Academy. To the ground floor is a stunning kitchen/diner with ample space for dining and entertaining, a light and airy reception room with french doors out on the garden, a good sized study and a wc.








On the first floor is a wonderfully large landing space leading to the stylish principal bedroom with own en suite bathroom and built in cupboards, the second bedroom also benefits from built in storage and enjoys a lovely view out onto garden. There are two further spacious double bedrooms along with the newly fitted family bathroom

To the rear, the private garden features a sunny patio area and a large lawn bordered by mature shrubs and trees

The recently converted double garage offers a versatile space, currently being used as a gym it would also make an ideal home office or outside entertaining space.

This immaculately presented is offered to the market in turn key condition and we feel would make an excellent family home

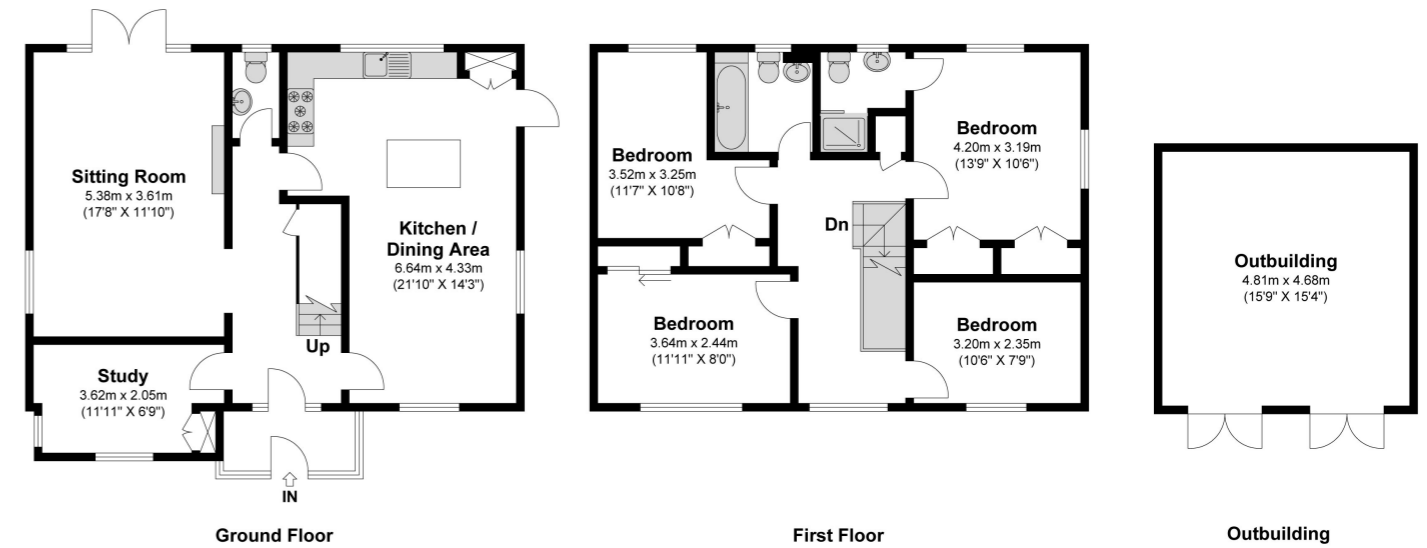


-  FOUR BEDROOMS
-  GYM/HOME OFFICE
-  KITCHEN DINER
-  AMPLE PARKING
-  CUL DE SAC LOCATION
-  TWO BATHROOM (1 EN-SUITE)
-  LOWBROOK ACADEMY CATCHMENT
-  IMMACULATE AND BEAUTIFULLY MODERN THROUGHOUT

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



The Fairway
 Approximate Floor Area
 1374.12 Square feet 127.66 Square metres (Outbuilding Garage)
 Outbuilding Area 242.29 Square feet 22.51 Square metres
 Total Area 1616.41 Square feet 150.17 Square metres (Including Garage)



Illustrations are 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.

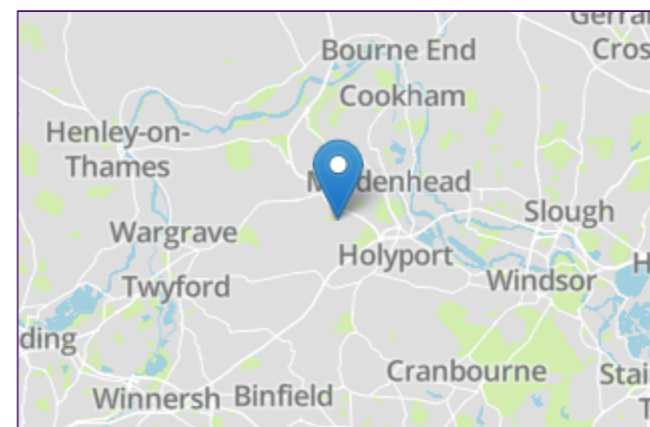
Schools And Leisure

This property is within the Lowbrook School Catchment, subject to intake with the school located just a short walk away. 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, within easy reach of Maidenhead Train Station 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. 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 and benefits from fast routes into Central London

Council Tax
 Band F



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		<small>EU Directive 2002/91/EC</small>	