



A spacious semi-detached three bedroom property, ideally located just under a mile away from Maidenhead town centre and Crossrail station with excellent scope for development STP. The ground floor includes a light and bright 18ft reception room with french doors opening onto a raised wooden decking area and a good sized kitchen leading on to a well appointed shower room with separate wc. To the first floor there are two double bedrooms both with built in storage and a single bedroom.

Externally, the well maintained rear garden is mostly set to lawn and extends to more than 100ft providing excellent potential for extension. The garden benefits from a raised decking area perfect for outdoor dining. To the front of the property is a secure gated driveway with off street parking for up to four cars. Close by are a number of outstanding sport and leisure clubs, including the newly built Braywick leisure centre as well as a number of excellent schools



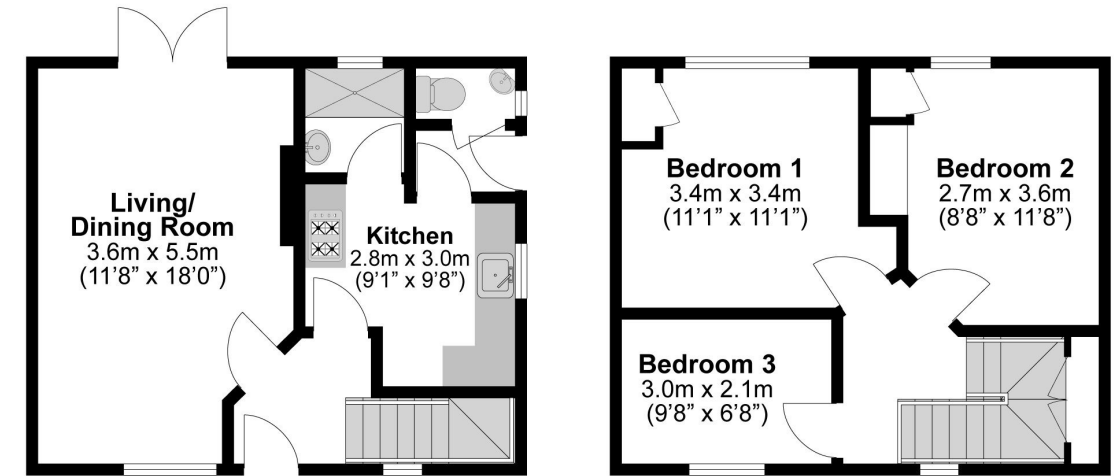


-  NO CHAIN
-  LARGE DRIVEWAY WITH PARKING
-  100FT (APPROX.) REAR GARDEN
-  SOUTH FACING GARDEN
-  SCOPE FOR EXTENSION STP
-  CLOSE TO GOOD LOCAL SCHOOLS
-  1 MILE FROM TOWN CENTRE
-  EXCELLENT LOCATION FOR ACCESS TO LOCAL FACILITIES

|  |   |   |   |   |   |
|--|---|---|---|---|---|
|  |  |  |  |  |  |
| <b>x3</b>  | <b>x1</b>   | <b>x1</b>   | <b>x4</b>   | <b>Y</b>  | <b>N</b>  |
| Bedrooms   | Reception Rooms   | Bathrooms   | Parking Spaces  | Garden  | Garage  |

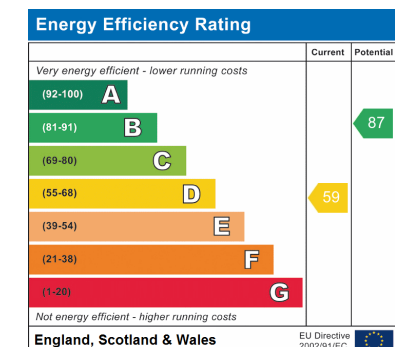
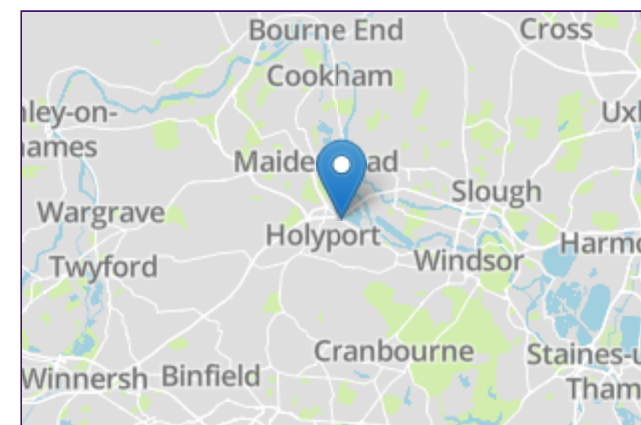


**Total Approximate Floor Area**  
914 Square feet  
85 Square metres



**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.



**External**

To the rear of the property is a large 100ft south facing garden, along with a raised wooden decking area perfect for outside dining. There is a generous amount of space to the side of the property, which provides excellent scope for potential development STP. To the front of the property is a gated low maintenance driveway with off street parking for 4 cars.

**Location**

The property is in a popular part of Maidenhead just a short drive 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 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 Pinkney's Green. Nearby amenities include golf, an indoor swimming pool and Braywick Leisure centre, a multiplex cinema, shops and restaurants.

**Council Tax**

Band D