

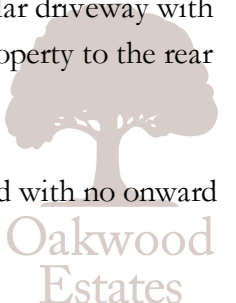



Nestled in a sought after residential location this beautifully presented four bedroom detached home set on approximately a third of an acre. To the ground floor is a welcoming porch leading to a spacious entrance hall, a study large enough for multiple desks, a playroom with double aspect windows, and a utility room/modern shower room with plenty of storage. The stunning "hub of the home" space spans two rooms at the rear and features a very spacious reception room with full width glazed doors and views of the garden and a wonderfully light contemporary kitchen/dining room with skylights and access out onto patio.

The first floor hosts two double bedrooms, a good sized single and a well appointed family bathroom with separate W.C. The principal bedroom is found on the second floor and enjoys multiple aspects of the garden and grounds, there is also a large landing space which would make an ideal dressing room or study. This bedroom also benefits from an ensuite shower room.

Externally, the decking area spans the width of the rear of the property and leads to an exceptionally long garden set mostly to lawn with mature shrubs and borders and an array of fruit trees. To the front is a circular driveway with space for multiple vehicles, a garage with power and lighting and access down the side of the property to the rear garden.

Added benefits include just a short walk to the High Street and train station (Elizabeth Line) and with no onward chain allows the possibility of a quick sale.



-  LIGHT & SPACIOUS THROUGHOUT
-  PRINCIPLE BEDROOM WITH EN SUITE
-  CLOSE TO MAIDENHEAD CENTRE AND RAILWAY STATION (CROSSRAIL)
-  WOODLAND VIEWS
-  NO CHAIN
-  GARDEN OVER 200FT
-  UTILITY ROOM
-  BEAUTIFULLY PRESENTED
-  GARAGE AND AMPLE DRIVEWAY PARKING

					
x4	x3	x3	x6	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Harvest Hill Road
 Approximate Floor Area = 228.52 Square meters / 2459.76 Square feet
 Garage Area = 20.56 Square meters / 221.30 Square feet
 Total Area = 249.08 Square meters / 2681.07 Square feet

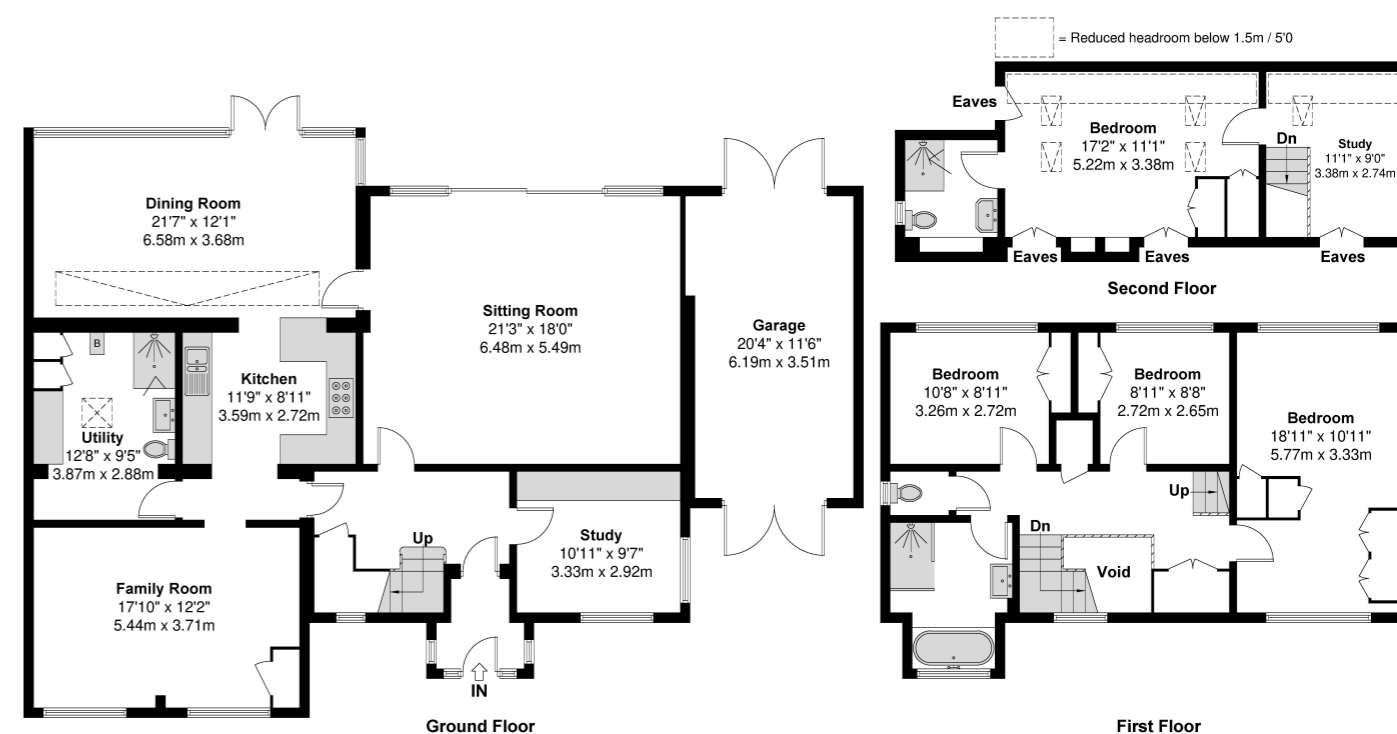


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

Location

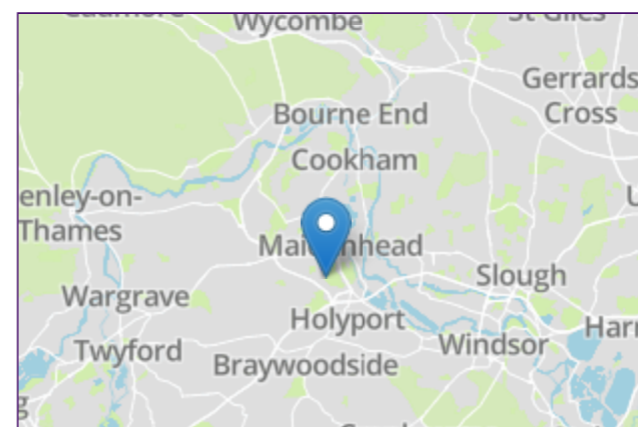
The property is in a popular part of Maidenhead just a mile from the town centre and train station and within easy access to the A404 and M4. Bray village is just a short walk away providing an array of excellent and well renowned pubs and restaurants.

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.

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

Council Tax
Band G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	