










Set on a large south facing plot in a sought after location, this impressive three double bedroom detached family home provides spacious and flexible living accommodation over two floors. The ground floor features a large modern kitchen/diner with central island and plentiful storage, a well sized double length reception room ideal for entertaining and formal dining with views out onto the garden, a utility room and large cloakroom. The elegant main bedroom is an excellent size with bay window and access to a well appointed en suite bathroom, there is a second good sized double bedroom with en suite shower room and on the first floor is another double bedroom with eaves storage and a further en suite shower room.



The private rear garden is mainly laid to lawn and bordered with mature trees and shrubs and also features a well maintained 100ft swimming pool. The large paved patio is the perfect spot for outdoor dining and to enjoy the south facing position of the garden. To the front there is a large driveway with parking for multiple cars.

With Newland Girls School just a short walk away and within easy access of many other good and outstanding schools, we feel this property would make the perfect family home

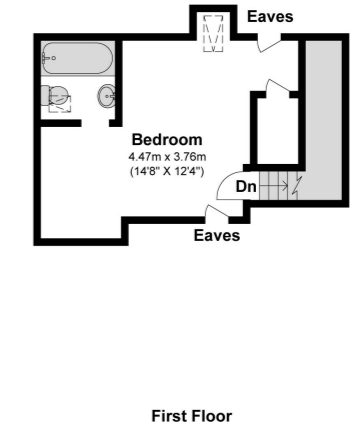
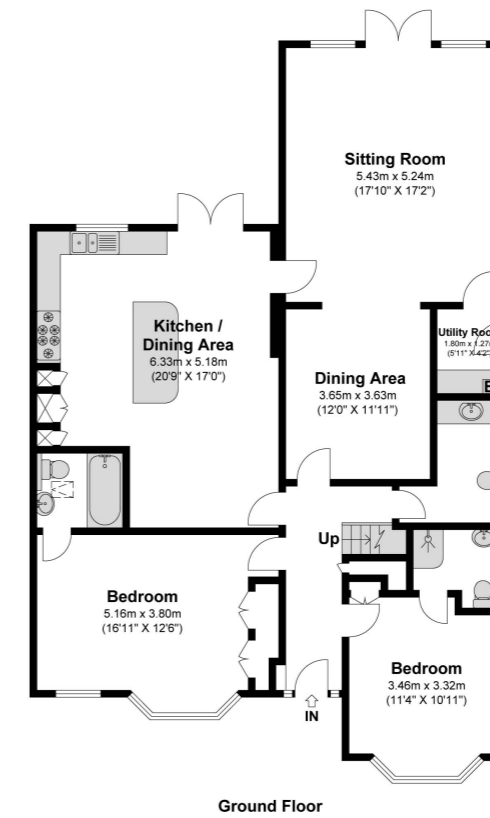


-  THREE DOUBLE BEDROOMS
-  LARGE KITCHEN/DINER
-  DRIVEWAY PARKING
-  SOUGHT AFTER LOCATION
-  THREE BATHROOMS (ALL EN SUITE)
-  SWIMMING POOL
-  WALKING DISTANCE TO NEWLANDS GIRLS SCHOOL
-  SCOPE TO EXTEND (STP)

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



**Napier Road**  
Approximate Floor Area 1582.61 Square feet 147.03 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.

**Location**

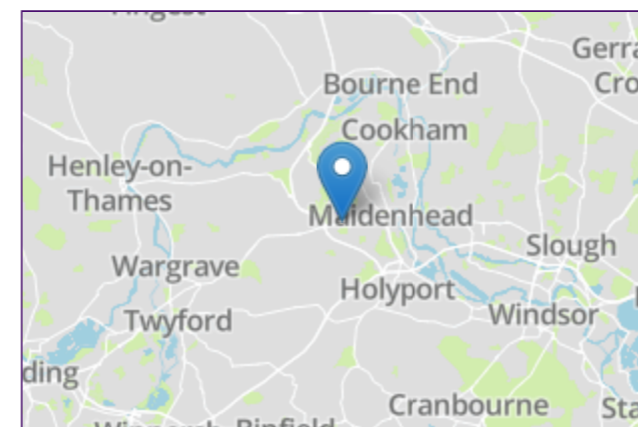
The property is in the popular St Marks area of Maidenhead, less than 5 minutes' drive from the town centre and train station and with easy access to the A404M and M4. There is a selection of nearby schooling options including Newlands Girls School as well as day to day amenities such as a convenience store and Post Office within walking distance too.

**Council Tax**

Band F

**Sports And Leisure**

The property is located within catchment and walking distance of Newlands Girls School and there is a good selection of other good and outstanding schools very 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, the newly built Braywick Leisure centre, a multiplex cinema, shops and restaurants.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	