



**\*NO CHAIN\*** This beautifully presented two-bedroom semi detached home has been newly renovated and comes to the market in an immaculate condition. Ideally located close to the town centre and adjacent to beautiful National Trust land, this home is perfect for first-time buyers, downsizers, or small families and offers a superb balance of comfort, space, and convenience.

The accommodation comprises a spacious living room with fireplace, a dining room that opens on to the brand new fitted kitchen, and a spacious entrance hall. Upstairs, there are two generously sized bedrooms both with cupboard space and a new modern family bathroom with bath and separate shower enclosure.

The home benefits from gas central heating and double-glazed windows which are in keeping with the character of the property.

Externally, the property features an enclosed rear garden with lawn and patio area providing both privacy and a peaceful setting. Additionally, the property comes with parking for one car.

With excellent transport links, local shops, and amenities close by, this property presents a fantastic opportunity in a highly sought-after location. Early viewing is strongly recommended

# Property Information

- NO CHAIN
- VICTORIAN HOUSE
- PRIVATE REAR GARDEN
- CLOSE TO LOCAL AMENITIES AND SCHOOLS
- PARKING FOR ONE CAR

- RECENTLY RENOVATED
- TWO BEDROOMS
- MODERN WITH CHARACTER FEATURES
- 20 MINUTE WALK TO MAIDENHEAD RAIL STATION (CROSS RAIL)

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

## Location

This property is conveniently located within a short walk to the Town Centre. The Railway station is 0.9 miles away - providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead Riverside and Ray Mill Island are also close by, offering a good selection of family activities. The property is well located for access to the M4 and M40 via the A404 making commuting into London and the West Country very easy.

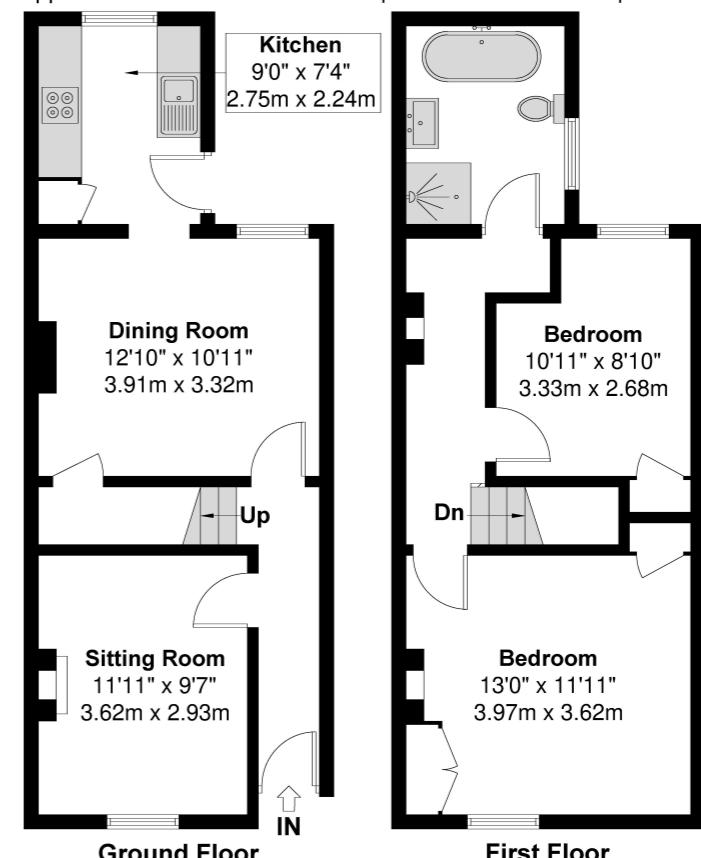
## School And Leisure

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 new Braywick Leisure centre, a multiplex cinema, shops and restaurants. There are also a number of good and outstanding schools close by.

# Floor Plan



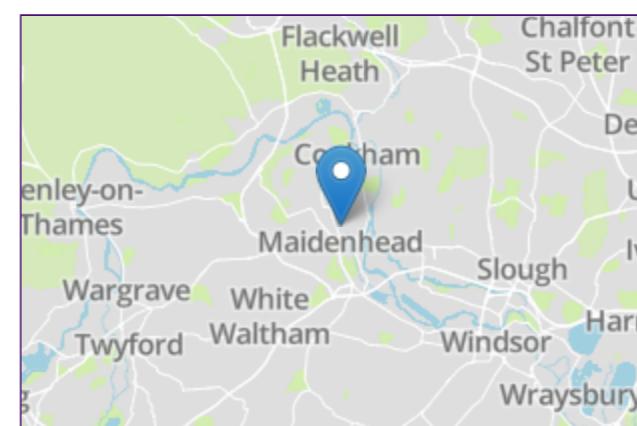
North Town Road  
Approximate Floor Area = 75.23 Square meters / 809.77 Square feet



Ground Floor      First Floor

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 Govview.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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)	A		
(81-91)	B		74
(69-80)	C		
(55-68)	D		61
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			