



Located in the popular riverside area of Maidenhead lies this detached four bedroom family home offering spacious accommodation across the ground and first floor. The entrance hall leads into the generous sitting room which has double doors to the dining room. The well sized dining room opens to the conservatory, flooding light into the property creating a bright airy space. There is a further reception room to the front which could be used as a flexible living space or ground floor bedroom. The contemporary kitchen features a range of integrated appliances, above and below eye level cupboards, the ground floor also includes a W.C.

The first floor comprises of four spacious bedrooms all of which have built in wardrobes and a family bathroom with overhead shower. The principal bedroom also benefits from an ensuite shower room. The well proportioned rear garden is mainly laid to lawn and has a patio. The driveway to the front of the property holds space for two cars and added bonuses include a garage and front garden.

The short walk from Maidenhead Town Centre and Crossrail station, this extended property offers contemporary living accommodation throughout.



-  LAKE VIEWS
-  FOUR BEDROOMS
-  UNDERFLOOR HEATING IN CONSERVATORY
-  DETACHED
-  CLOSE TO MAIDENHEAD RIVERSIDE
-  FAMILY BATHROOM & ENSUITE SHOWER ROOM
-  GARAGE & DRIVEWAY PARKING

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



**Summerleaze Road**  
 Approximate Floor Area = 133.98 Square meters / 1442.14 Square feet  
 Garage Area = 12.60 Square meters / 135.62 Square feet  
 Total Area = 146.58 Square meters / 1577.76 Square feet

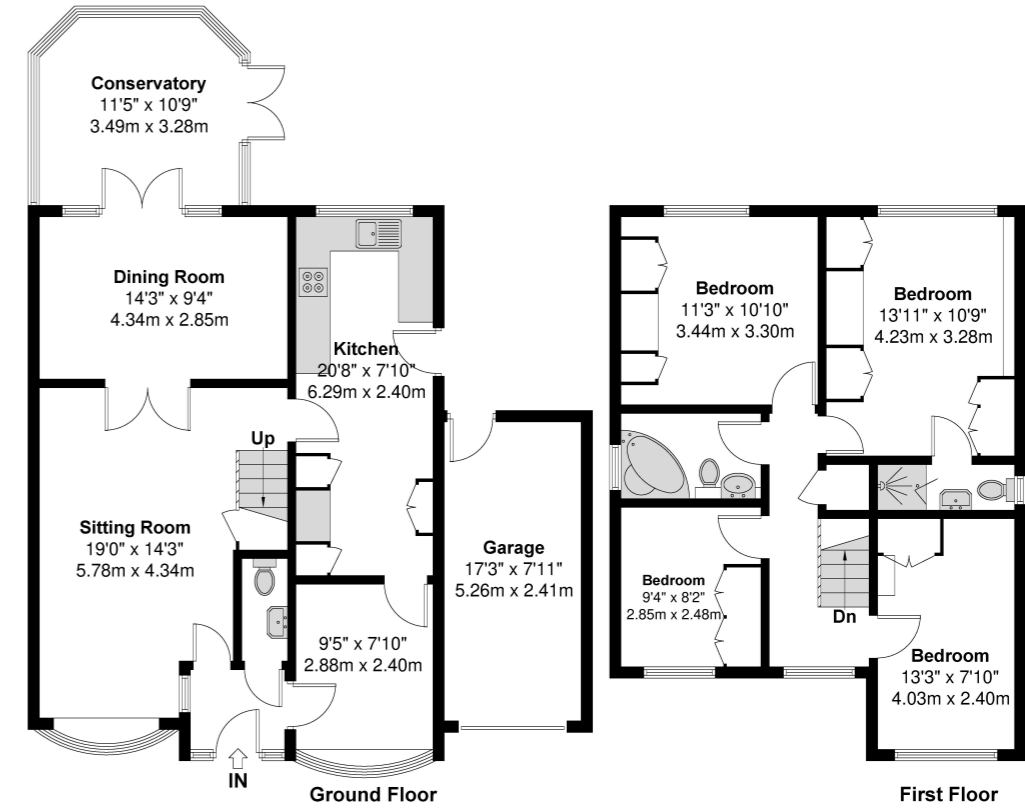


Illustration for identification purposes only, measurements are approximate, not to scale.

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**

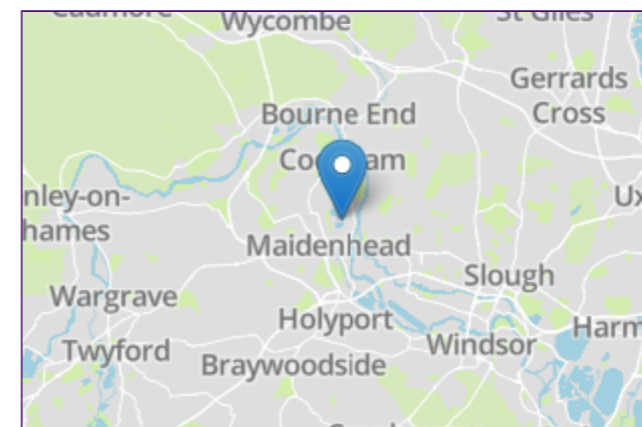
This property is conveniently located within a short walk to the Town Centre. The Railway station is approximately 1.1 miles away - providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead will also soon benefit from the Crossrail Development and redevelopment of the town centre. For the commuter by car, junction 8/9 of the M4 via the A404(M) or A308(M) are within easy reach - providing access to the M25, Heathrow Airport, London and the West Country.

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

**Council Tax**  
Band F

**Schools And Leisure**

There are numerous local sports clubs including tennis, rugby, rowing and football, various fitness centres and racing



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	