



An expertly extended four bedroom detached property situated in a prime residential area of Maidenhead which comes to the market in excellent condition throughout. To the ground floor is a large welcoming hallway leading to a wonderfully light and bright reception room with bay window and feature fireplace, there is also a modern downstairs shower room and useful utility room. Spanning the entire width of the rear of the property and with bifold doors out onto the garden, is a stunning "hub of the home" kitchen/family room which provides the perfect space for dining and entertaining







To the first floor the principal bedroom is an excellent size and features a contemporary en suite bathroom and separate dressing room with a pretty Juliette balcony overlooking the garden. The three further bedrooms are all well proportioned and benefit from ample built in storage, there is also a modern family bathroom

Externally, the well maintained garden features a sunny extended patio, two storage sheds and a large lawn which is bordered with mature shrubs and trees. To the front is driveway parking for multiple vehicles and a pretty garden

This exceptional property is ideally located in a sought after area being just 0.7 miles from Maidenhead Crossrail station. There are also a number of good and outstanding schools close by making this the perfect family home

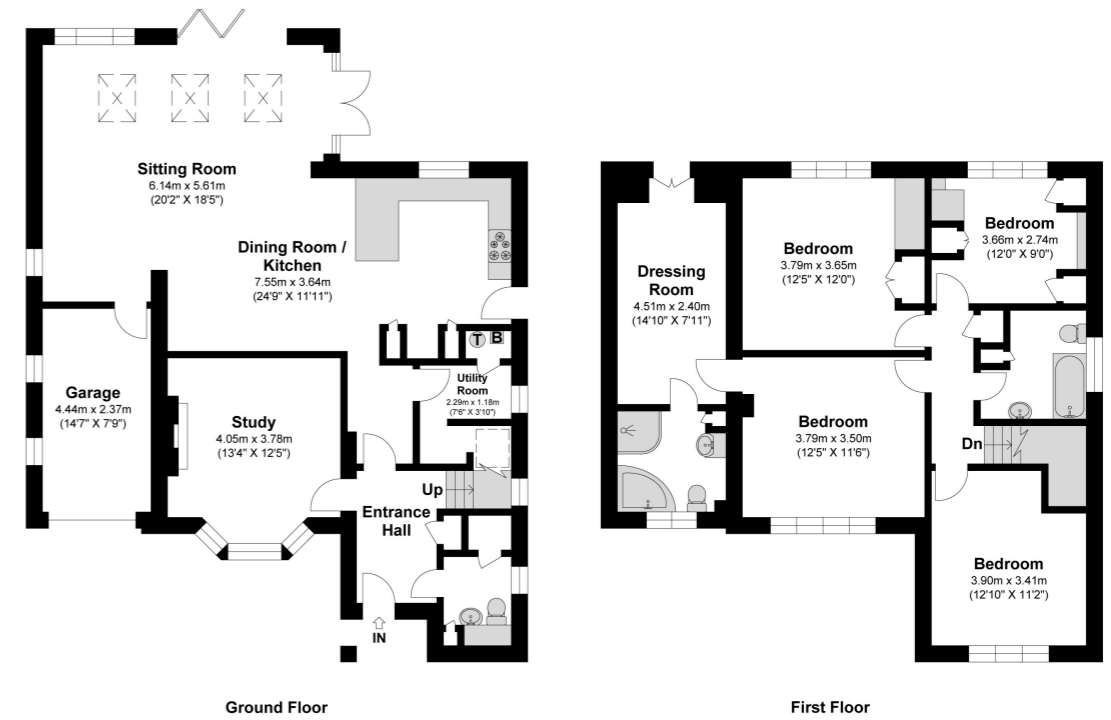


-  THREE BATHROOMS
-  CLOSE TO MAIDENHEAD AND CROSSRAIL STATION
-  PRINCIPAL BEDROOM WITH EN SUITE AND DRESSING ROOM
-  LARGE PRIVATE GARDEN
-  GARAGE & DRIVEWAY PARKING
-  OPEN PLAN KITCHEN AND LIVING ROOM
-  SOUGHT AFTER LOCATION

					
x4	x1	x3	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



College Road
 Approximate Floor Area
 1879.27 Square feet 174.59 Square metres (Excluding Garage)
 Garage Area 113.23 Square feet 10.52 Square metres
 Total Area 1992.5 Square feet 185.11 Square metres (Including Garage)



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

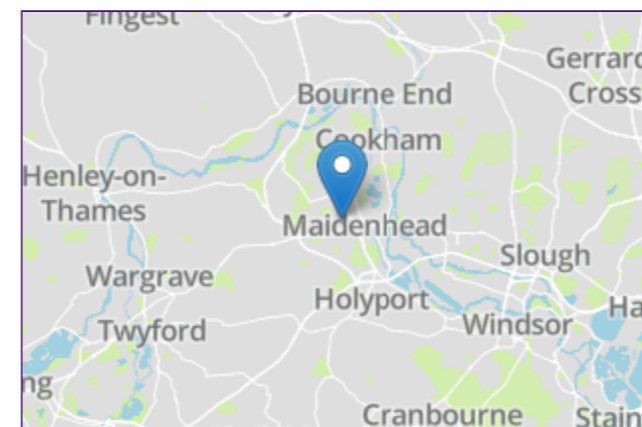
The property is situated in a popular residential location just 0.7 miles from the town centre and 0.7 miles from the Crossrail train station and with easy access to the A404M and M4. There is an excellent selection of nearby schooling options including including highly rated schools in both the private and public sectors'

Schools 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 to Windsor and Cookham. Nearby amenities include numerous golf courses, the newly built Braywick Leisure centre, a multiplex cinema, shops and restaurants.

Council Tax

Band F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC