



Nestled in an enviable cul de sac location is a well maintained family home which comes to the market for the first time in over 30 years. To the ground floor is a welcoming hallway with access to the garage which could easily be converted to provide further living accommodation STP. The main reception room is wonderfully light with doors leading onto the good sized dining room which in turns has patio doors leading to the garden. The kitchen is at the rear and enjoys a lovely view out on the garden and has space for a breakfast table. There is also a modern conservatory and downstairs wc.



To the first floor, the principal bedroom is found at the front and benefits from plentiful built in storage, there are three further well sized bedrooms and a family bathroom.

Externally, the sunny patio leads to an incredibly private garden which is bordered by mature shrubs and trees and there is driveway parking and access to the garage at the front.

This ideally situated family home, within catchment of the ever popular Holyport College is just a short walk from all the local amenities Holyport village has to offer





-  HOLYPORT COLLEGE CATCHMENT
-  GARAGE
-  PRIVATE GARDEN
-  SCOPE TO EXTEND STPP
-  FOUR BEDROOMS
-  DRIVEWAY PARKING
-  CLOSE TO HOLYPORT VILLAGE AMENITIES
-  WELL MAINTAINED AND PRESENTED THROUGHOUT

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



**Title Close**  
 Approximate Floor Area = 119.36 Square meters / 1284 Square feet  
 Garage Area = 13.09 Square meters / 140.89 Square feet  
 Total Area = 132.45 Square meters / 1425.67 Square feet

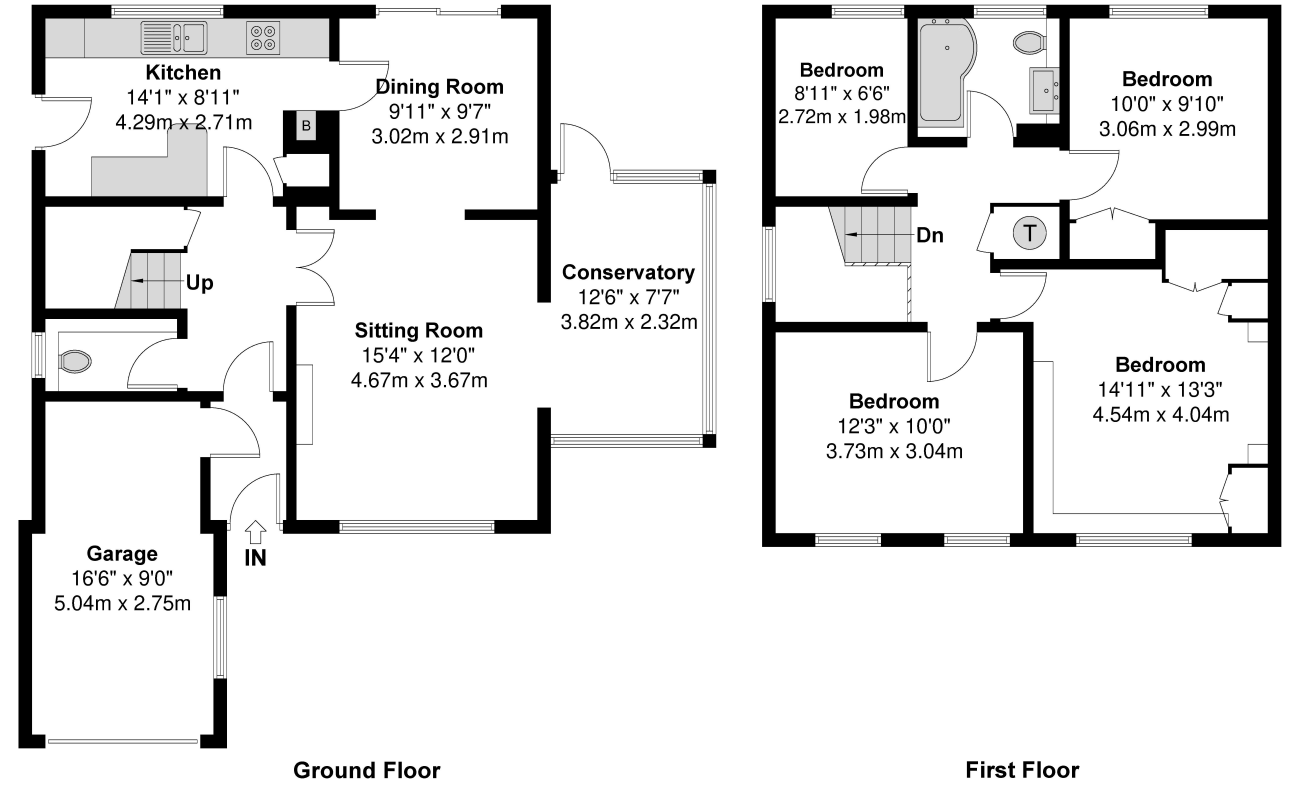


Illustration for identification purposes only, measurements are approximate, not to scale.

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**

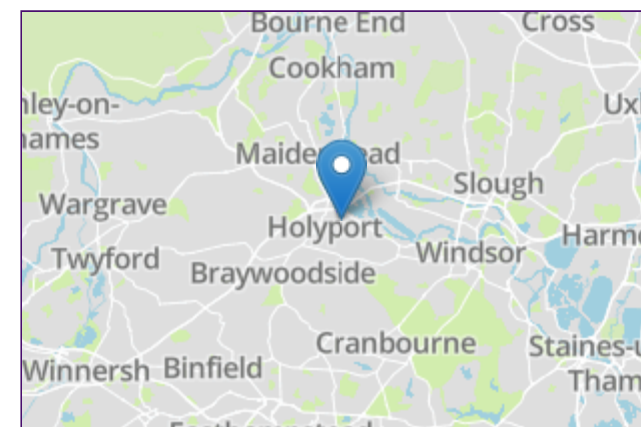
This property is conveniently located in the village of Holyport within easy reach of Maidenhead Town Centre and the Crossrail Railway station providing fast links into London Paddington (fast trains approx. 20 minutes).. For the commuter by car, junction 8/9 of the M4 via the A404(M) or A308(M) are within easy reach - providing access to the M25, Heathrow Airport, London and the West Country.

**Council Tax**

Band E

**Schools And Lesiure**

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 routes through Holyport to Fifeild and beyond. 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 including the popular Holyport College



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