



An attractive end of terrace period home located in the heart of Bray village with unrestricted views of Bray Village Hall gardens. To the ground floor is welcoming porch leading to a light and bright reception room which has ample living and dining space separated by the original brick fire and chimney breast. The kitchen is located to the rear with wall and under counter cupboards and views out onto the sunny courtyard. The courtyard accessed via double doors from the reception room provides a lovely private outdoor space

To the first floor the principal bedroom features traditional sash windows with far reaching views over to the village, the second bedroom is well sized and includes built in storage, there is a further bedroom which has an incredibly private view over the neighbouring trees and a well appointed family bathroom

This well presented property situated in the most peaceful of settings is ideally located to take advantage of the many walking routes in and around the village as well as the popular pubs and restaurants that Bray is so well known for.



Property Information

-  PERIOD PROPERTY
-  HEART OF BRAY VILLAGE
-  PEACEFUL SETTING
-  OPEN PLAN RECEPTION/DINING ROOM
-  COURTYARD GARDEN
-  THREE BEDROOMS
-  PORCH ENTRANCE

					
x3	x1	x1	0	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Location

Bray Village is located on the outskirts of Maidenhead town centre with Junction 8/9 of the M4 at Braywick offering access to Heathrow Airport, Central London and the M25 network. The A404M links to the M40 at High Wycombe offering a further route to central London, Oxford and Birmingham. Maidenhead railway station offers direct and fast services to London (Paddington) taking approximately 40 minutes. From Windsor station services to London (Waterloo) taking approximately just under an hour.

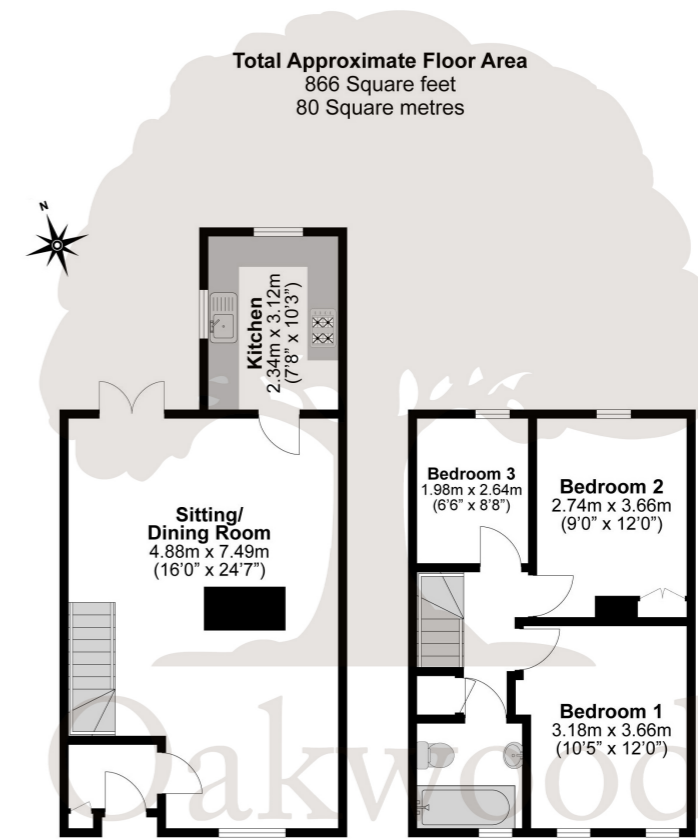
Sports And Leisure

The surrounding area provides excellent schooling for children of all ages both in the private and state sector. There are numerous sports clubs including tennis, rugby, rowing and football, various fitness centres and racing at Ascot and Windsor. Maidenhead Riverside is within easy reach and offers many family orientated activities at Ray Mill Island. The local area has an array of walking trails with the villages of Holyport and Fifield a short distance away. Nearby amenities include a selection of excellent golf courses, the newly built Braywick Leisure centre, a multiplex cinema and many well regarded restaurants.

Council Tax

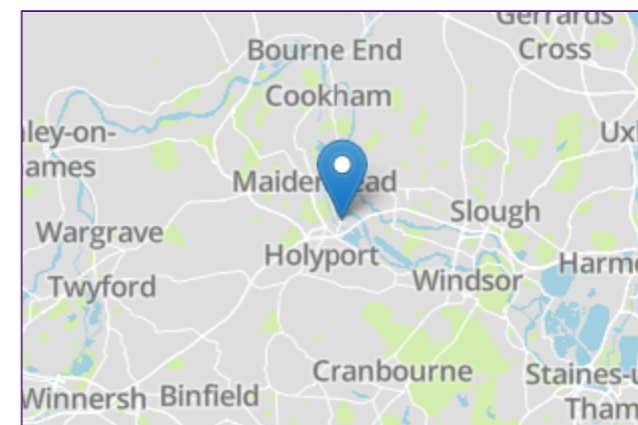
Band D

Floor Plan



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			