



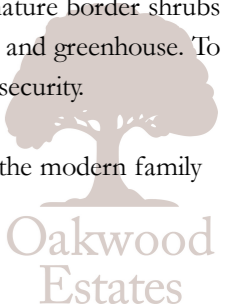
An exceptional three double bedroom detached property situated on one of Maidenhead's most well regarded residential streets. Having undergone extension and modernisation, this excellent home provides the ideal family accommodation whilst also being in catchment for many good and outstanding schools including Newlands Girls.

To the ground floor is a large welcoming hallway, a well sized reception room with bay window and feature fireplace, a bright dining room with built in storage and to the rear of the property is the real "hub of the home" with an open plan kitchen and a stunning reception room with ceiling lantern and french doors out onto the garden. This wonderfully light space offers versatile room for socialising and entertaining and leading from the kitchen is a very useful utility room and cloakroom.

To the first floor, the spacious principal bedroom features another bay window, built in storage and a modern en suite bathroom. The second bedroom is again well sized and enjoys wonderful views out onto the garden, whilst the third bedroom benefits from dual aspect and allows plentiful space to be utilised as a double. The contemporary bathroom with separate shower enclosure completes this floor.






Externally, the sunny patio leads to an excellent outbuilding with lighting and power which is currently being used as a gym, but would also make an ideal home office or playroom. The extensive garden has been lovingly maintained with mature border shrubs and trees and towards the end is a beautifully secluded patio surrounded by fruit trees alongside a garden shed and greenhouse. To the front of the property is driveway parking for multiple vehicles and a side gate providing extra security.





This ideally located home is light and bright throughout and whilst offering ample living accommodation for the modern family could easily be extended STP.





## Property Information

-  POTENTIAL TO EXTEND (STP)
-  DETACHED
-  DOWNSTAIRS CLOAKROOM
-  DRIVEWAY
-  CLOSE TO CROSSRAIL STATION

-  CLOSE TO GREAT SCHOOLS
-  THREE DOUBLE BEDROOMS
-  LARGE GARDEN
-  THREE RECEPTION ROOMS

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

### Location

The property is situated in the popular St Marks area of Maidenhead, less than 5 minutes' drive from the town centre and train station and with easy access to the A404M and M4. There is a selection of day to day amenities such as a convenience store, pharmacy and hairdressers all within walking distance

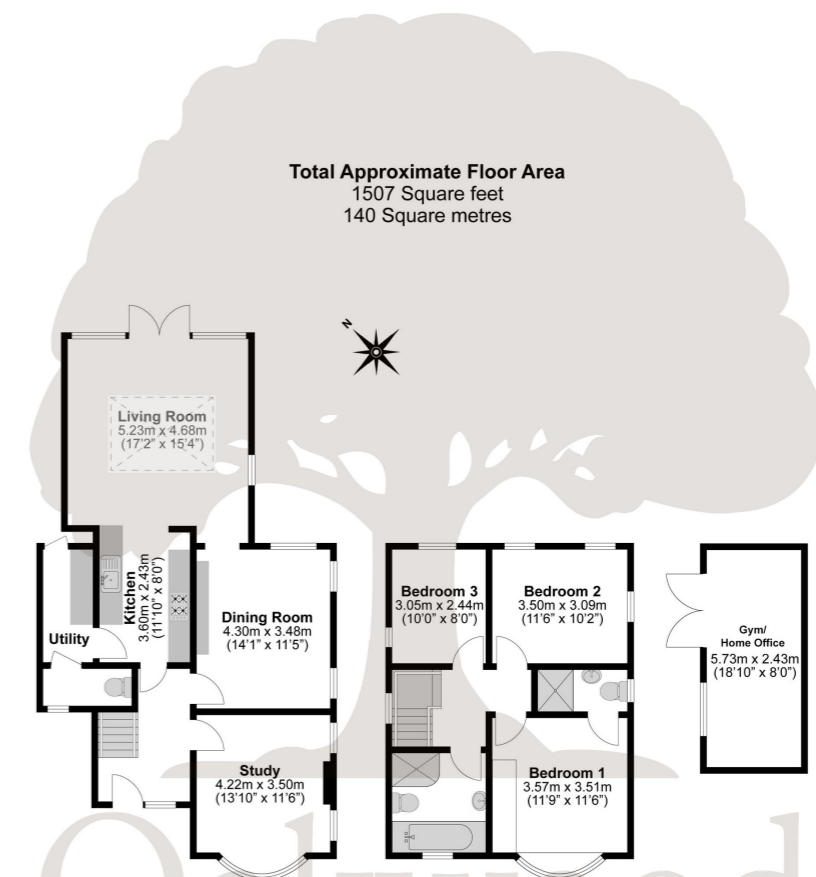
### Schools And Leisure

The property is located within catchment and walking distance of Newlands Girls School and there is a good selection of other good and outstanding schools very close by. 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 newly built Braywick Leisure centre, a multiplex cinema, shops and restaurants.

### Council Tax

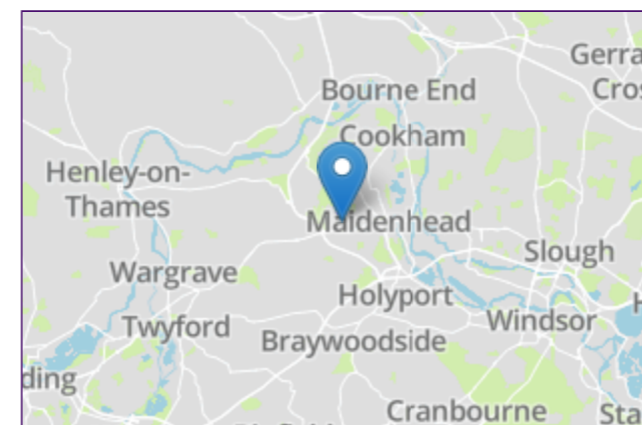
Band F

## 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		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	