



A substantial detached period property just a stone's throw from Maidenhead Crossrail station which comes to the market in turn key condition. This elegant home has been sympathetically renovated to retain many character features whilst providing ample accommodation over three floors. On the ground floor is a large welcoming hallway with feature fireplace and parquet flooring, a stunning sitting room with bay window and open fireplace, a dining room again with fireplace which leads to the light and bright conservatory with access onto the garden. The well-proportioned "hub of the home" kitchen provides an ideal family dining space and further access to the garden. There is also a newly fitted downstairs wc.



To the first floor are four light and spacious bedrooms with an array of period features and a well appointed family bathroom. On the second floor is a stunning principal suite featuring a spacious bedroom, dressing room with newly fitted wardrobes and storage and a beautiful en suite bathroom.

To the rear is a large private garden bordered by mature shrubs and trees and located across the road is a garage and second garden reaching to over 70ft

This stylish characterful property situated on one of the most enviable roads in the town is in perfect condition and would make a wonderful family home





# Property Information

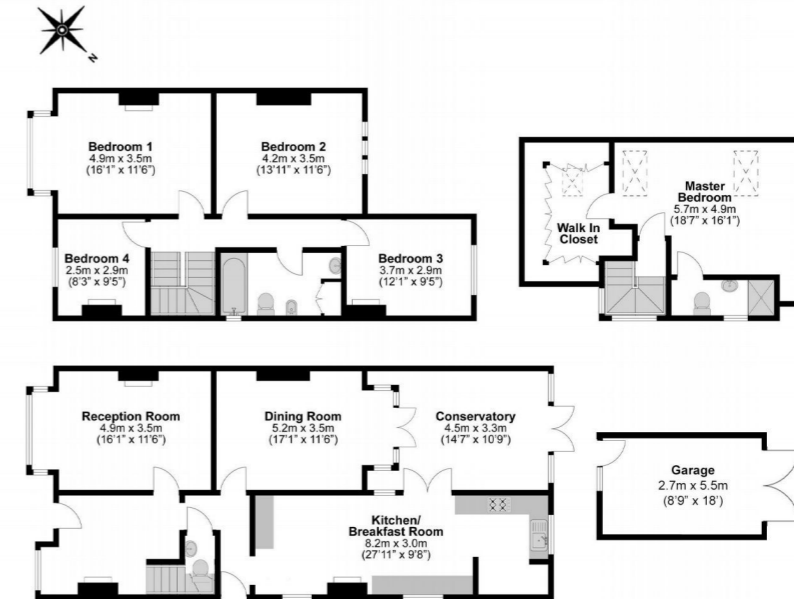
# Floor Plan

-  PERIOD FEATURES
-  FIVE BEDROOMS
-  EXTRA GARDEN
-  DETACHED
-  CLOSE TO MAIDENHEAD AND CROSSRAIL STATION
-  GARAGE
-  CONVERTED LOFT SPACE
-  TWO BATHROOM (1 EN-SUITE)



**Total Approximate Floor Area**  
2379 Square feet  
221 Square metres

					
x5	x2	x2	x1	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



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

### External

To the front of the property is a pretty garden with newly installed hard wired lighting and the garage and second garden are located directly across the road. Laburnham Road is a tree lined no through road with residents permit parking

### Council Tax

Band F

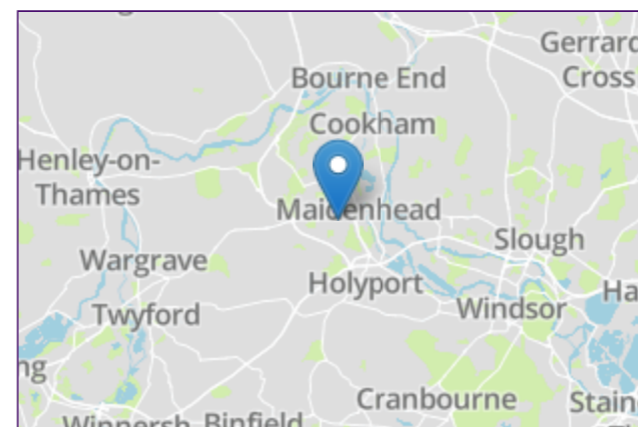
### Sport And Leisure

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.

### Location

The property is situated in a popular residential location just 0.4 miles from the town centre and 0.5 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 Claires Court Senior School and Highfield Coeducational School

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		74
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			