



Ideally situated in the heart of popular Cox Green is an extended three double bedroom semi detached property which comes to the market with no onward chain complications. To the ground floor is a welcoming porch leading to a light and airy double length reception/diner with doors out onto the patio. The spacious kitchen has ample storage and built in appliances. There is a separate utility and a downstairs w/c.

The second floor hosts three double bedrooms, two of which benefit from built in storage, and a large three piece family bathroom.

Externally to the rear is a sunny well established courtyard garden with two patios and raised flower bed with mature trees including an Ornamental Cherry, Magnolia and Acer. To the front is driveway and front garden with an established Ornamental Cherry, which is beside a spacious garage equipped with electrics.

This property is in need for modernisation and could make a wonderful home for a growing family or an investment property.



-  NO ONWARD CHAIN
-  POPULAR RESIDENTIAL AREA
-  DRIVEWAY AND FRONT GARDEN
-  THREE DOUBLE BEDROOMS
-  PROPERTY IS IN NEED OF MODERNISATION
-  PRIVATE REAR GARDEN
-  INVESTMENT OPPORTUNITY

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



**Farmers way**  
 Approximate Floor Area = 115.83 Square meters / 1246.78 Square feet  
 Garage Area = 11.28 Square meters / 121.41 Square feet  
 Total Area = 127.11 Square meters / 1368.20 Square feet

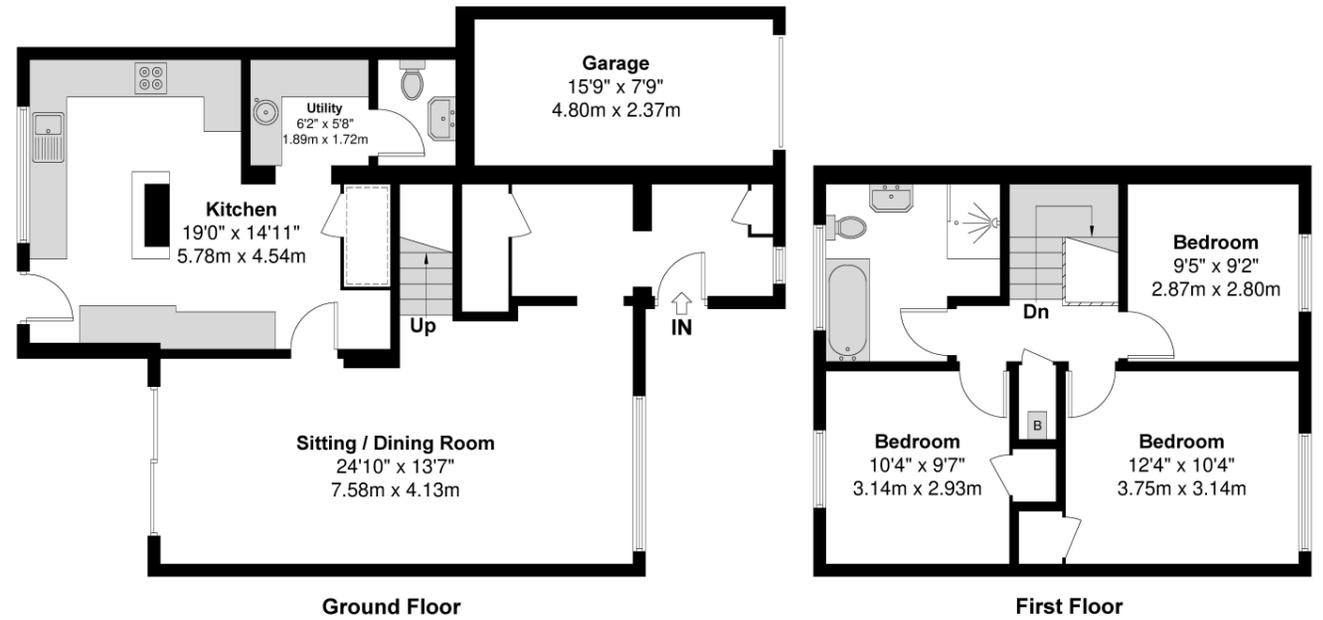


Illustration for identification purposes only, measurements are approximate, not to scale.

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**

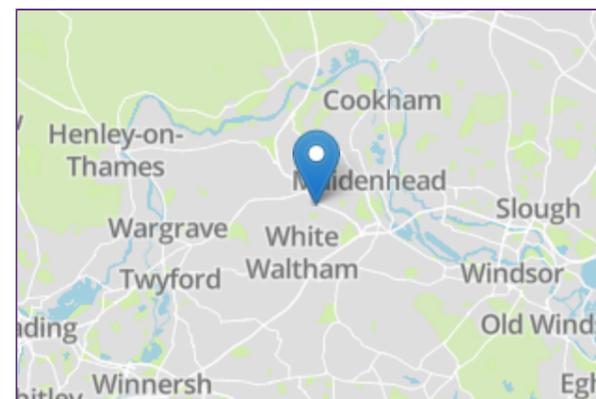
The setting is convenient for the road commuter with the A404(M) about 0.6 of a mile distant, which links to the M40 and M4 motorways. Maidenhead town centre is within easy reach and offers shopping and a variety of restaurants, bars and cafes. The local area has many walking trails, including the National Trust land at Maidenhead Thicket and Pinkneys Green. Nearby leisure pursuits include Cox Green Leisure Centre, cricket clubs, Ockwells Park, watersports at Bray, Taplow and Dorney Lakes, and a leisure centre and nature reserve at Braywick Park. Maidenhead station is 2.7 miles with direct access to London Paddington and is served by the Elizabeth Line

**Schools And Leisure**

The property is located within catchment of many good and outstanding schools including St Edmund Primary School and Newlands Girls School. 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. Cox Green offers many local amenities including a local cafe, convenience store and pharmacy

**Council Tax**

Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			80