



Set in the popular location of Cox Green and enjoying a large corner plot, this FOUR BEDROOM detached family home enjoys a private position with far reaching views over the countryside and fields beyond.

To the ground floor, the spacious hallway with stairs to first floor gives access to the downstairs cloakroom, a family room and an extended reception room with dual aspect and doors out to the garden. The contemporary kitchen is the "hub of the home" with ample storage, a central island and space for good sized dining table.

Upstairs, the extraordinary principal bedroom has been extended to provide a wonderful space with views of the nearby countryside, plentiful storage and a modern en suite bathroom. The second double bedroom, again with built in storage also benefits from an en suite bathroom, there are two further good sized bedrooms and a well appointed family bathroom.


Outside, the large private garden is fully enclosed and is bordered by mature shrubs and trees. There is a also an excellent double garage.

Offering spacious family accommodation in an enviable location we feel this property would make the perfect family home



# Property Information

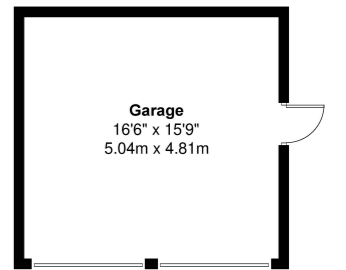
# Floor Plan

-  FOUR BEDROOMS
-  COUNTRYSIDE VIEWS
-  OPEN PLAN KITCHEN/DINER
-  POPULAR RESIDENTIAL CUL DE SAC
-  UNDERFLOOR HEATING
-  DOUBLE GARAGE
-  LARGE PRIVATE GARDEN
-  THREE BATHROOMS (INCLUDING TWO EN-SUITE)
-  EXCELLENT CONDITION THROUGHOUT
-  WATER SOFTENER

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



**Rylstone Close**  
 Approximate Floor Area = 156.44 Square meters / 1683.90 Square feet  
 Garage Area = 24.24 Square meters / 260.91 Square feet  
 Total Area = 180.68 Square meters / 1944.81 Square feet



(Not Shown In Actual Location / Orientation)

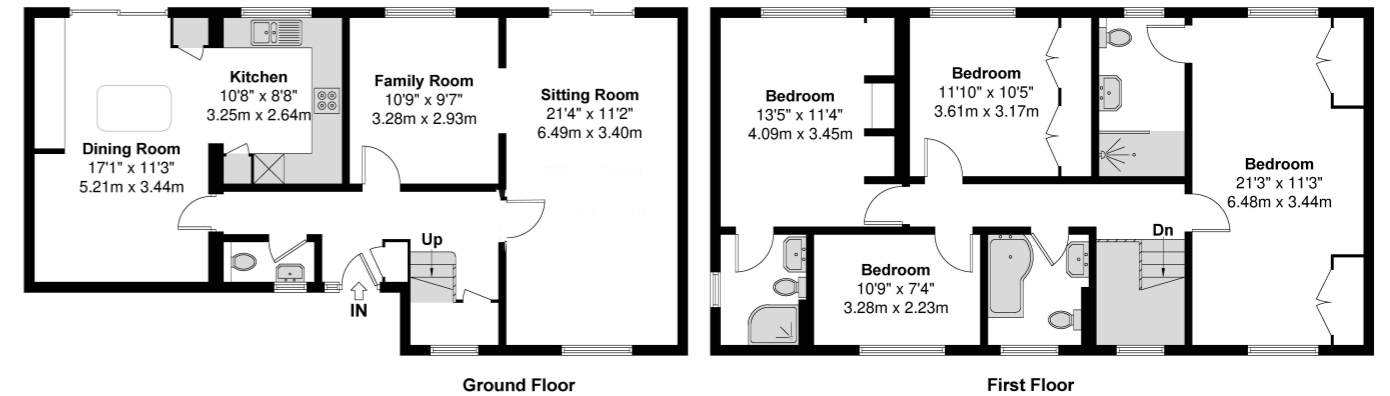


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

### External

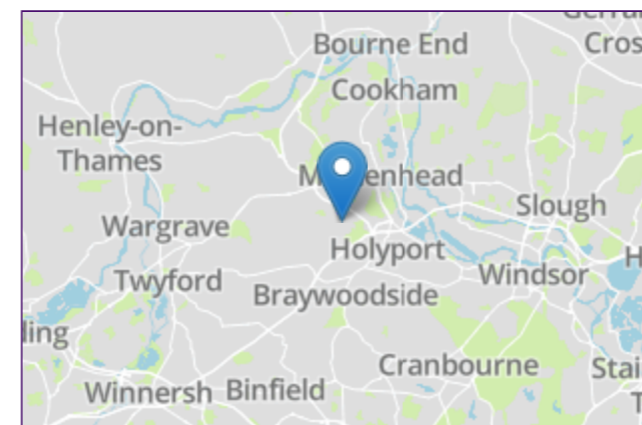
Outside, the property has a private rear garden and driveway parking to the front leads to the double garage, there is a pathway leading to the back garden with mature trees providing privacy.

### Schools 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. The local area has many walking trails, including the National Trust woodland at Maidenhead Thicket and Ockwells Park. 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 Lowbrook Academy

### Location

The property is within easy reach of Maidenhead town centre and Cross Rail train station and with easy access to the A404M and M4. There is a selection of nearby schooling options as well as day to day amenities such a convenience stores within walking distance too. Ockwells Park is located just a short distance away and is the perfect spot for dog walking.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			