



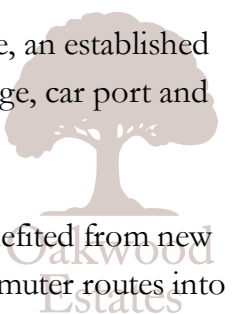
An ideally located three bedroom detached property which has been extended to suit the modern family and comes to the market in turn key condition. This attractive home is situated just a short 15 walk to Maidenhead Crossrail station and within easy reach of shops and amenities as well as many good outstanding schools

To the ground floor is a large welcoming hallway, a downstairs cloakroom and a double length reception room with newly laid wooden flooring and plentiful space for dining and entertaining. The utility room has been expertly fitted with extra storage cupboards and spanning the rear of the property is a wonderfully light, open plan contemporary kitchen/diner with access out onto the garden

To the first floor the principal bedroom is well sized and has ample built in storage, the second double bedroom enjoys views out onto the garden, the third bedroom is a good size single and there is also a well appointed family bathroom

Externally, the well cared for garden features a newly laid patio, good size lawn, green house, an established kitchen garden and mature fig trees. Further benefits include a storage shed, good size garage, car port and driveway parking for multiple vehicles

This charming detached property has been beautifully well maintained and has recently benefited from new double glazing and central heating throughout. Perfectly positioned to access the many commuter routes into the city by train or road and with Maidenhead Riverside just a short walk away we feel this property would



## Property Information

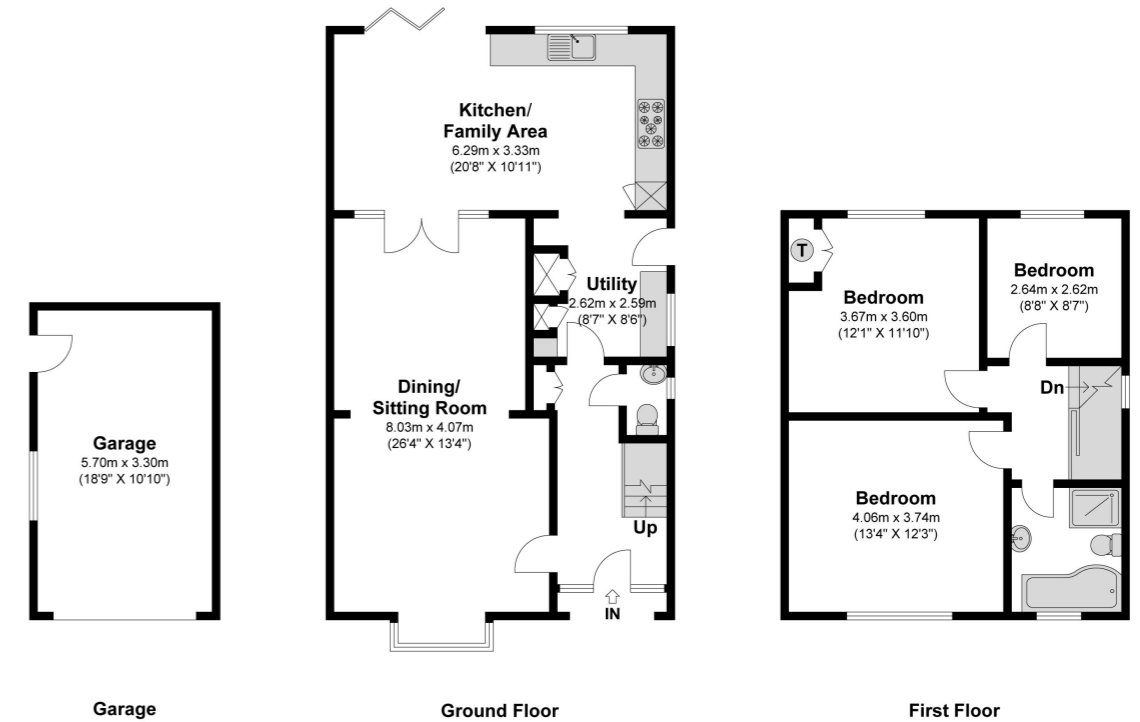
-  WALKING DISTANCE OF BOULTERS LOCK & MAIDENHEAD CROSSRAIL
-  BEAUTIFULLY PRESENTED THROUGHOUT
-  SEPARATE GARAGE WITH POTENTIAL OF AN ANNEX
-  UTILITY ROOM
-  DETACHED 3 BEDROOM HOUSE
-  LARGE GARDEN
-  DRIVEWAY PARKING
-  NEW DOUBLE GLAZING THROUGHOUT

					
x3	x2	x1	x4	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Floor Plan



**Blackmoor Lane**  
 Approximate Floor Area  
 1253.56 Square feet 116.46 Square metres (Excluding Garage)  
 Garage Area 202.47 Square feet 18.81 Square metres  
 Total Area 1456.03 Square feet 135.27 Square metres (Including Garage)



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.

### Schools And Leisure

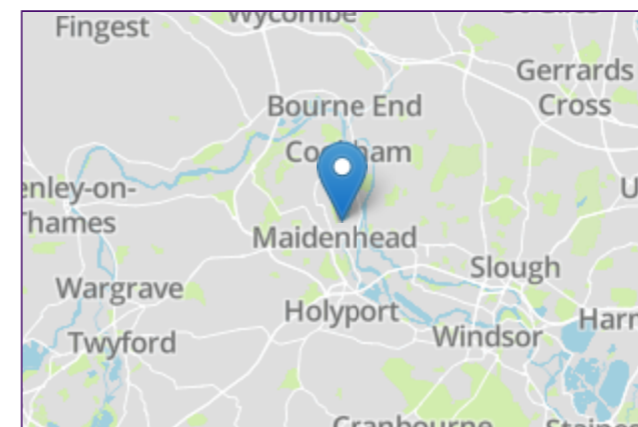
There are numerous local sports clubs including tennis, rugby, rowing and football, various fitness centres and racing at Ascot and Windsor. The River Thames can also be accessed at Maidenhead with many walks to be enjoyed along the Thames Path. The local area has many walking trails, including the National Trust woodland at Maidenhead Thicket and Pinkneys Green. 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.

### Council Tax

Band E

### Location

This property is conveniently located within a short walk to the Town Centre. The Railway station is approximately 1.1 miles away - providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead will also soon benefit from the Crossrail Development and redevelopment of the town centre. For the commuter by car, junction 8/9 of the M4 via the A404(M) or A308(M) are within easy reach - providing access to the M25, Heathrow Airport, London and the West Country.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			