

This three double bedroom semi-detached townhouse is situated within the popular Boulders Meadow development within 2 miles of Maidenhead town centre and is offered to the market as superbly presented.

The layout is split over three floors with the ground floor featuring a 17ft sitting/dining room with French doors onto the rear garden, a 13ft kitchen with fitted appliances and eye and base level units, and a downstairs cloakroom.

To the first floor there are two double-sized bedrooms, both with fitted wardrobes, and a contemporary three piece family bathroom. The second floor hosts the master bedroom ensuite with fitted cupboard space and an ensuite shower room.

Externally the rear garden has been landscaped and includes a patio area ideal for summer dining whilst there is off street parking to the front for two cars.

Given the proximity to the River Thames and both Maidenhead town centre and mainline railway station (Crossrail), the location will appeal to many people. You will also be within the catchment for many popular and highly rated local schools.



-  THREE DOUBLE BEDROOMS
-  PARKING FOR TWO CARS
-  17FT RECEPTION ROOM
-  TURN KEY CONDITION
-  COUNCIL TAX BAND E
-  TOWN HOUSE SET ACROSS THREE FLOORS
-  TWO BATHROOMS AND W.C
-  KITCHEN WITH FITTED APPLIANCES
-  EPC C

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

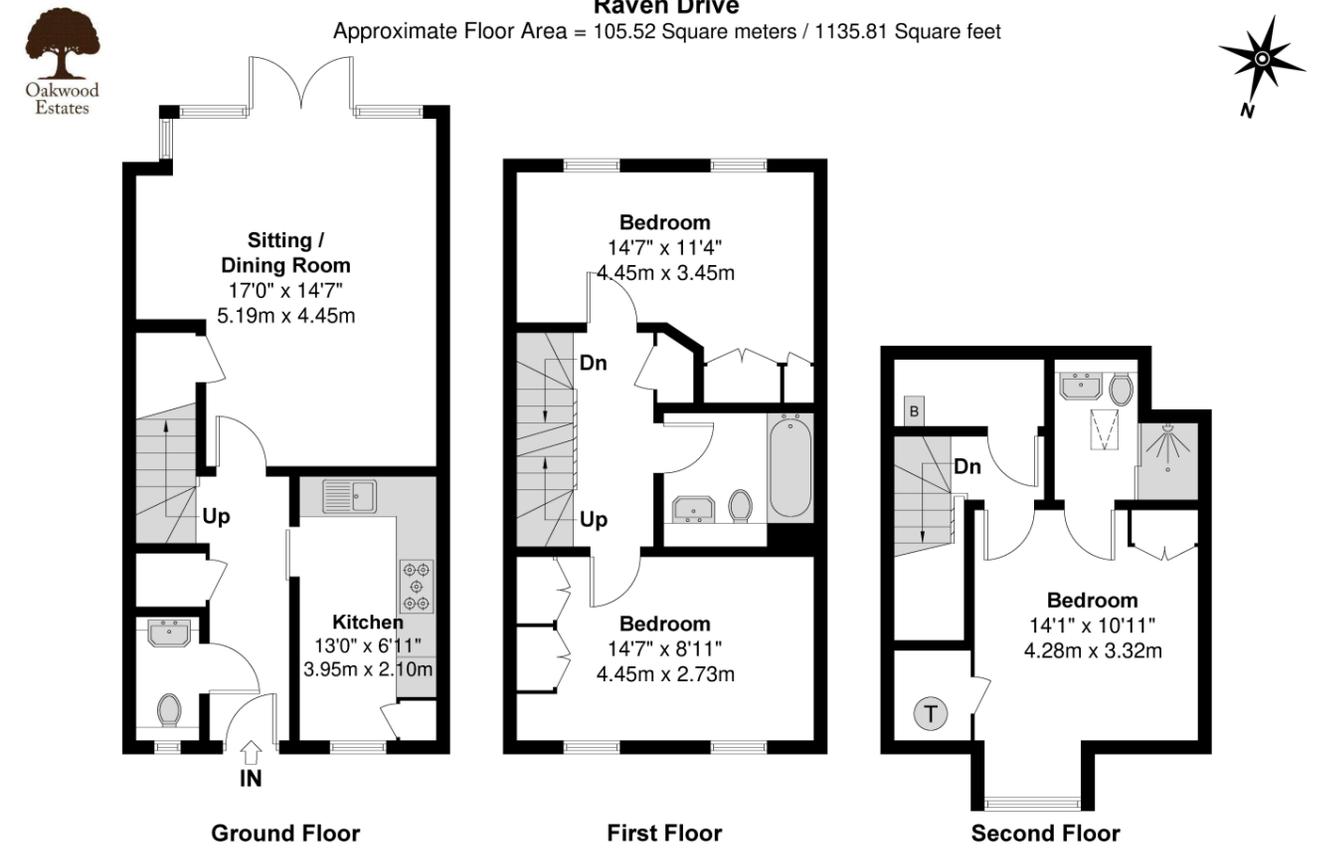


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

Schools And Leisure

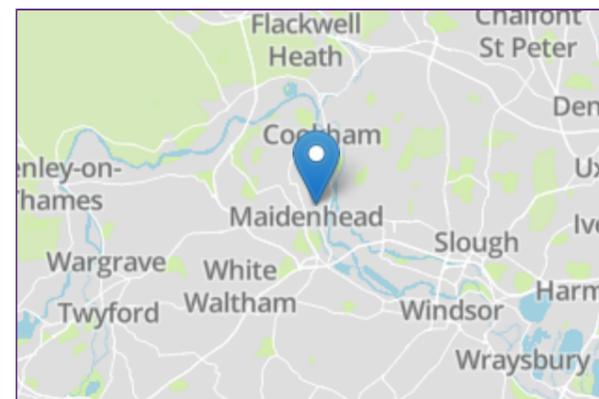
There are numerous local sports clubs including tennis, rugby, rowing and football, various fitness centres and racing at Ascot and Windsor. The River Thames can also be accessed at Maidenhead with many walks to be enjoyed along the Thames Path. The local area has many walking trails, including the National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

within a short walk to the Town Centre. The Railway station is approximately 1 mile 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.

Council Tax
Band E

Location

This property is conveniently located



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			