



A handsome detached and extended four double bedroom family home conveniently located close to Maidenhead Riverside, the town centre and the new Elizabeth Line. The property has a large driveway and is set behind secure electric gates with a large garden and a separate home office/playroom to the rear.

Arranged over two floors this spacious property offers a large hallway providing access to the downstairs cloakroom, double length living room with feature fireplace and bay window overlooking the front aspect, kitchen, dining room, conservatory, utility with access to the integral single garage.

On the first floor there are four double bedrooms and two bath/shower rooms.

To the rear the garden is approached via a wide decked terrace which leads to level lawn enclosed by panelled fencing and hedge borders. A foot path leads down the garden to the detached home office/playroom. There is also a separate timber shed. To the front the property is approached via a large block paviour drive providing parking for up to 5 cars. There is also a single garage with an internal door to the utility room.



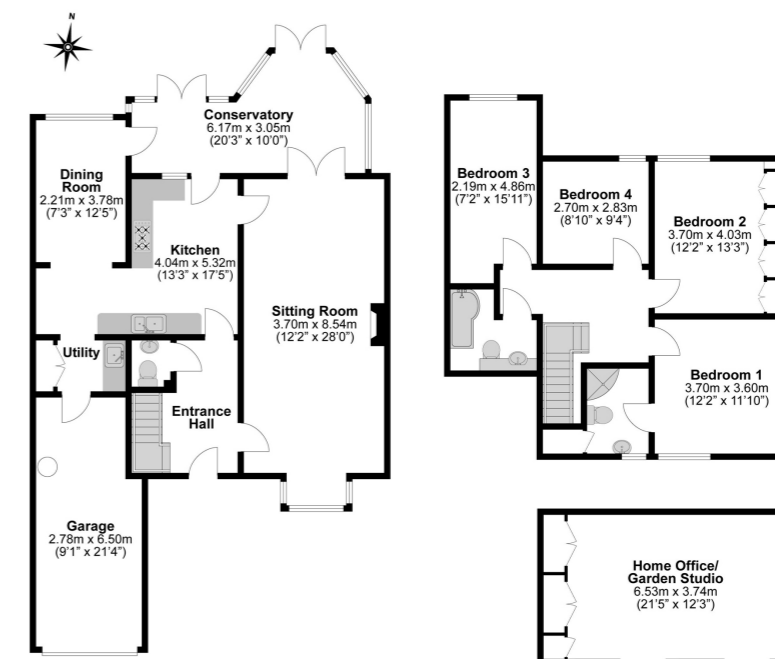
# Property Information

# Floor Plan

-  SPACIOUS 4 DOUBLE BEDROOM FAMILY HOME
-  LARGE LIVING ROOM
-  DINING ROOM
-  UTILITY
-  INTEGRAL GARAGE
-  LARGE DRIVEWAY SET BEHIND SECURE ELECTRIC GATES
-  KITCHEN
-  CONSERVATORY
-  GOOD SIZE REAR GARDEN WITH DETACHED OFFICE/PLAYROOM
-  WITHIN WALKING DISTANCE OF TOWN CENTRE & RAILWAY STATION



**Total Approximate Floor Area**  
2126 Square feet  
198 Square metres



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

					
x4	x3	x2	x5	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Location

This property is conveniently located within a short walk to the Town Centre. The Railway station is 0.9 miles away - providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead Riverside and Ray Mill Island are also close by, offering a good selection of family activities. The property is well located for access to the M4 and M40 via the A404 making commuting into London and the West Country very easy.

## Outside

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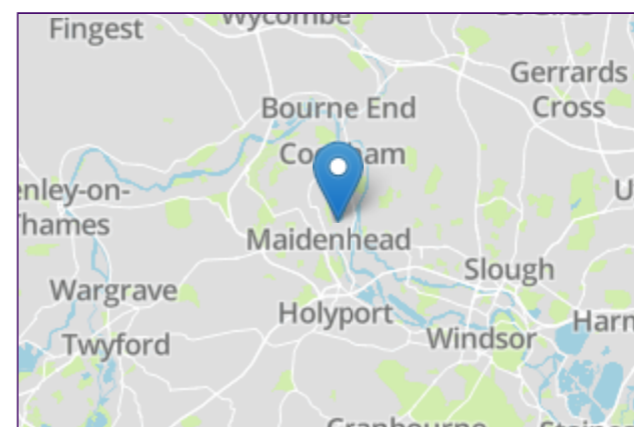
## Schools And Leisure

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, the new Braywick Leisure centre, a multiplex cinema, shops and restaurants. There are also a number of good and outstanding schools close by.

## Council Tax

Band F

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		76
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			