

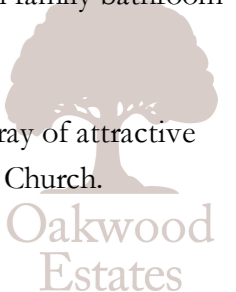












Nestled in this picturesque and extremely convenient location, this tastefully finished five-bedroom detached family home offers a perfect blend of elegance, comfort, and modern living, with its charming beautifully landscaped garden and all within walking distance of the town centre and railway station.

Upon entering this stunning home, you are greeted by a spacious and welcoming entrance hall that sets the tone for the rest of the house. The ground floor features a generously sized living room, bathed in natural light from large windows, creating a warm and inviting atmosphere. The heart of the home is the kitchen/breakfast room with its sleek countertops and ample storage which overlooks the rear garden and provides access to the family room. There is also a separate dining room which is perfect for family meals and entertaining guests along with a utility room, cloakroom and access to the integral double garage on the ground floor.

The property offers five well-proportioned bedrooms. The master bedroom is a true retreat, featuring built in wardrobes, a dressing room and access to the large en-suite shower room. The additional four bedrooms are equally spacious, providing flexibility for family living, home offices, or guest accommodation. A modern family bathroom also serves the upper floor.

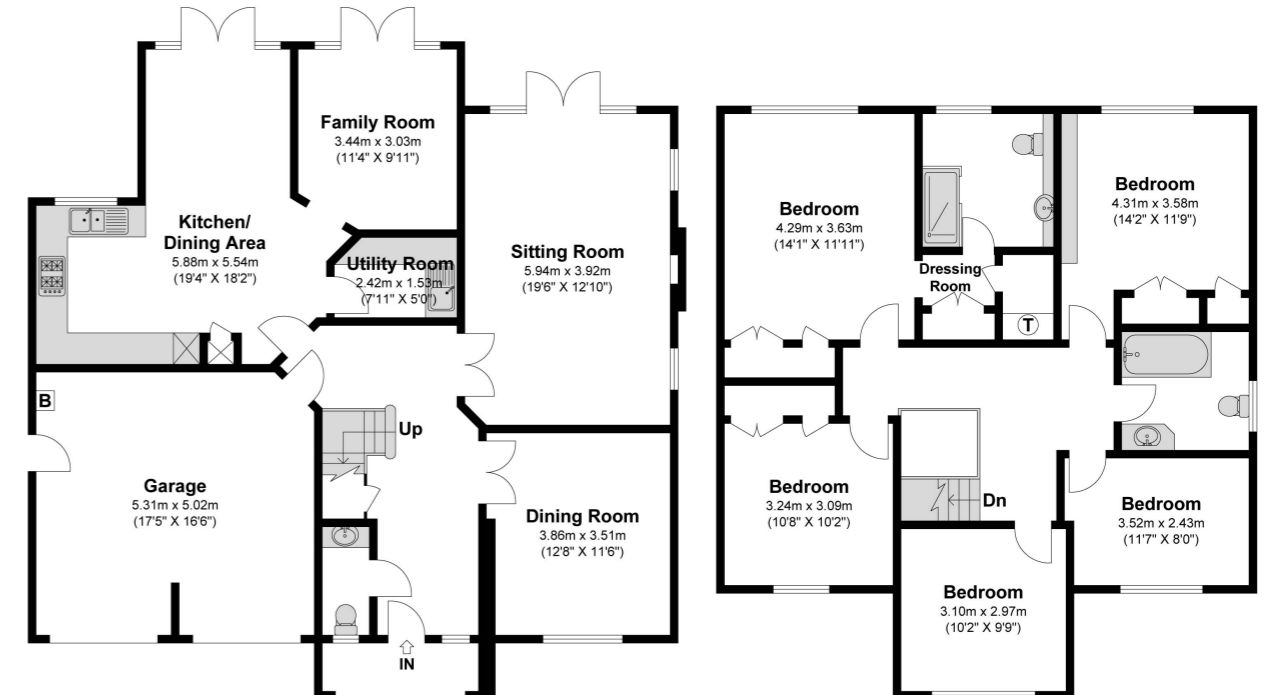
One of the highlights of this property is the beautifully landscaped rear garden which has an array of attractive flower and shrub plantings and provides delightful views of the neighbouring All Saints Church.



-  HIGHLY DESIRABLE LOCATION
-  KITCHEN/ BREAKFAST ROOM
-  BEAUTIFULLY LANDSCAPED GARDENS
-  WALKING DISTANCE OF THE STATION AND TOWN CENTRE
-  DRIVEWAY PARKING FOR SEVERAL CARS
-  FIVE BEDROOMS
-  THREE RECEPTION ROOMS
-  TWO BATH/SHOWER ROOMS
-  INTEGRAL DOUBLE GARAGE
-  EPC - C

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

Rutland Road
Approximate Floor Area
2073.34 Square feet 192.62 Square metres (Excluding Garage)
Garage Area 283.84 Square feet 26.37 Square metres
Total Area 2357.18 Square feet 218.99 Square metres (Including Garage)



Ground Floor

Rooms: Kitchen/Dining Area (5.88m x 5.54m), Utility Room (2.42m x 1.53m), Family Room (3.44m x 3.03m), Sitting Room (5.94m x 3.92m), Dining Room (3.86m x 3.51m), Garage (5.31m x 5.02m).

First Floor

Rooms: Bedroom (4.29m x 3.63m), Bedroom (4.31m x 3.58m), Bedroom (3.24m x 3.09m), Bedroom (3.10m x 2.97m), Bedroom (3.52m x 2.43m), Dressing Room.

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

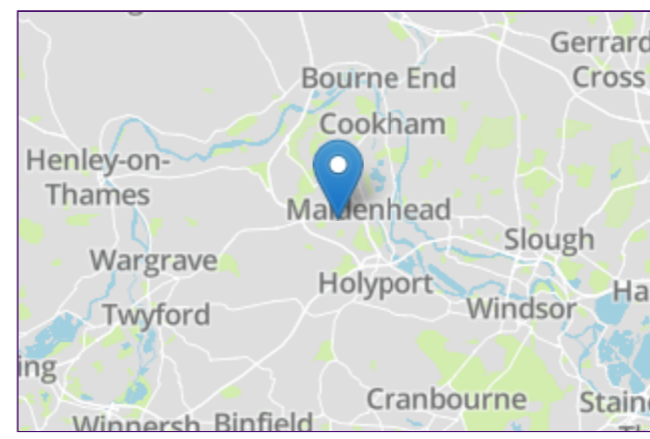
Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are 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.

Outside
One of the highlights of this property is the beautifully landscaped rear garden. This private outdoor space is meticulously maintained, featuring a lush lawn, vibrant flower beds, and a lovely patio area, ideal for alfresco dining and summer gatherings. There is a further decked covered seating area which offers delightful views of All Saints Church. The garden offers a tranquil retreat where you can relax and enjoy the natural beauty that surrounds you. To the front the property benefits from a large driveway which provides ample parking and access to the integral double garage.

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.

Location
The property is ideally located for the commuter, being just over a mile from Maidenhead Train Station which forms part of the Crossrail network and a short distance to the A308 providing access to the M4 and M40). Maidenhead is a large town in the Royal Borough of Windsor and Maidenhead, in Berkshire offering a good range of well known High Street retailers, complimented by a wide variety of independent and specialist stores.

Council Tax
Band G



| Energy Efficiency Rating | | Current | Potential |
|---|---------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| A | (92+) | | |
| B | (81-91) | | |
| C | (69-80) | 72 | 80 |
| D | (55-68) | | |
| E | (39-54) | | |
| F | (21-38) | | |
| G | (1-20) | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |
| EU Directive 2002/91/EC | | | |