



Located just a stones throw from the River Thames and in a well regarded quiet cul de sac is a spacious detached four bedroom family home with scope for extension. To the ground floor is a light and airy reception room with french doors out onto the garden, a study/fourth bedroom and useful cloakroom. Up to next level is another bright reception room with dual aspect and a well sized kitchen with ample storage and space for dining. To the top floor is the principal bedroom which overlooks the rear garden and benefits from a modern en suite bathroom, there are also two further bedrooms and a well appointed family bathroom

Accessed via an internal doorway is the very spacious double garage which could easily be converted into further living accommodation or kept as storage. The landscaped garden is incredibly private with an array of well established border plants and trees and towards the rear of the garden is a secluded patio seating area

Horseguards Drive is just 140m from Guards Club and the Riverside with Maidenhead town centre only 0.5 mile away

This excellent family home is also located within catchment for the ever popular Oldfield Primary School



-  CLOSE TO GUARDS CLUB PARK
-  QUIET RESIDENTIAL CUL DE SAC
-  TWO BATHROOMS
-  LARGE PRIVATE GARDEN
-  CLOSE TO MAIDENHEAD TOWN CENTRE AND STATION
-  OLDFIELD PRIMARY SCHOOL CATCHMENT
-  FOUR BEDROOMS
-  SCOPE FOR EXTENSION STP
-  DOUBLE GARAGE AND DRIVEWAY FOR 2-3 CARS

					
x4	x2	x2	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	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 close by with many walks to be enjoyed along the Thames Path. The local area has many other 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 including Oldfield Primary School

Location

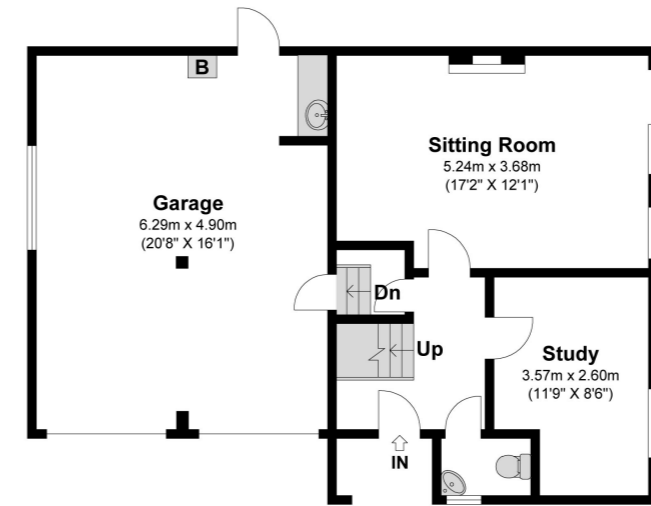
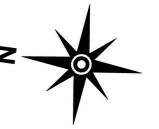
This property is conveniently located within a short walk to the Town Centre. The Railway station is just over 1 mile away - providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead Riverside and Ray Mill Island are also close by, offering a good selection of family activities. 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

Council Tax
Band G

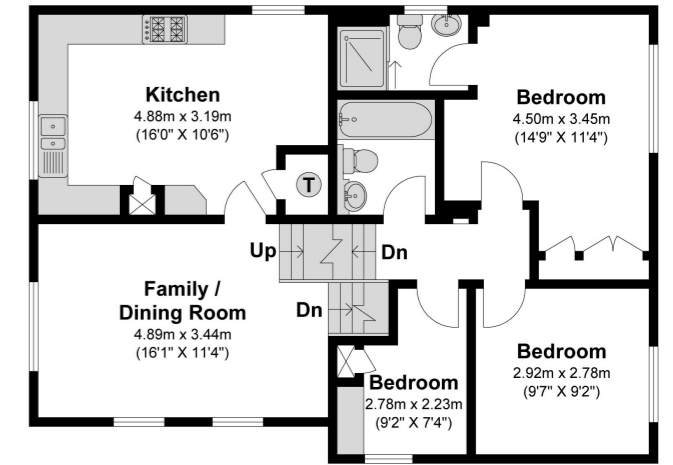


Horseguards Drive

Approximate Floor Area
 1182.41 Square feet 109.85 Square metres (Excluding Garage)
 Garage Area 331.74 Square feet 30.82 Square metres
 Total Area 1514.15 Square feet 140.67 Square metres (Including Garage)



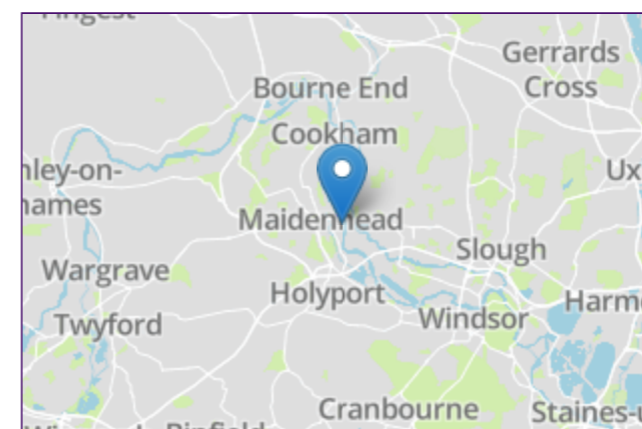
Ground Floor



First Floor

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		<small>EU Directive 2002/91/EC</small>	