











Offered to the market with NO ONWARD CHAIN is this spacious 3 bedroom extended detached house, with driveway parking for 4 cars, a private rear garden.

Front door opens to the welcoming entrance hall, downstairs cloakroom, family/dining room, kitchen, an extended living room which leads out onto a superb rear garden. Decked and patio areas. The first floor offers two double bedrooms with fitted wardrobes, one single bedroom with fitted wardrobes and family bathroom with shower over bath.

Needing modernisation throughout, the house offers a chance to create your dream home, with scope to extend at the rear (SSTP), with abundance of natural light throughout, we are delighted to offer this property to you.



-  NO ONWARD CHAIN
-  SOUGHT-AFTER LOCATION
-  5 MINUTE WALK TO THE MAIN HIGH STREET AND MAIDENHEAD TRAIN STATION
-  TWO RECEPTION ROOMS
-  ACCESS TO M4 AND M25
-  DRIVEWAY PARKING
-  DETACHED 3 BEDROOM HOUSE
-  CLOSE TO LOCAL AMENITIES

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



Kings Grove
 Approximate Floor Area
 1382.51 Square feet 128.44 Square metres (Excluding Garage)
 Garage Area 113.88 Square feet 10.58 Square metres
 Total Area 1496.39 Square feet 139.02 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.

Location

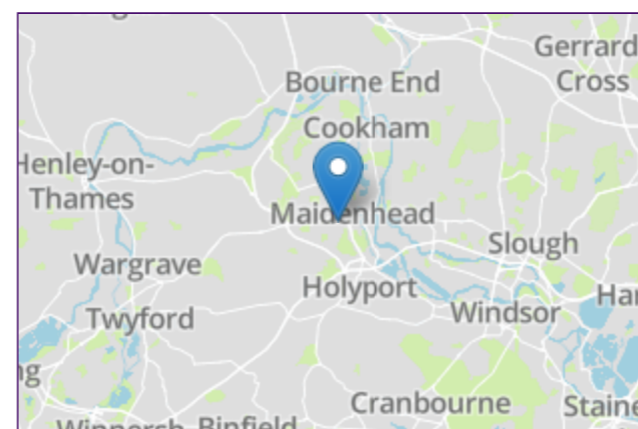
This property is conveniently located next to Maidenhead Crossrail Railway station approximately 0.4 mile away, centre providing fast links into London Paddington (fast trains approx. 20 minutes). This now also benefits from being part of the Crossrail network with the Elizabeth Line offering direct services into Central and East London.

Sports And Leisure

Sports 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.

Council Tax

Band F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	