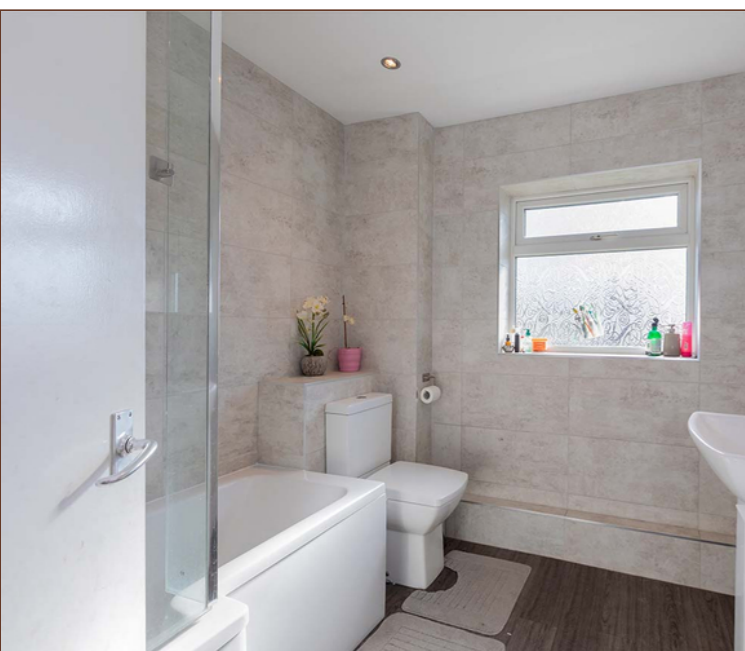




A well presented and ideally located four bedroom detached property which comes to the market in excellent condition. To the ground floor is a welcoming porch and hallway, a light and bright reception room leading to a second reception space with doors out onto the garden and a modern fully fitted kitchen with built in appliances. Further to the ground floor is a useful utility room, a stylish shower room and a spacious bedroom which is currently being utilised as a dining room. To the first floor is a large main bedroom with built in storage and views over the garden, a further double bedroom, a good sized single bedroom and a well appointed family bathroom




Externally, there is a private rear garden bordered by mature shrubs and trees and a sunny patio seating area.

To the front is off street parking and a well maintained front garden. This property is located in a well regarded residential area within walking distance of a number of good and outstanding schools including Newlands Girls School. Maidenhead Crossrail station is located just over a mile away and an array of local shops and amenities are close by

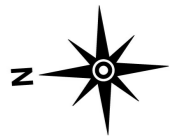


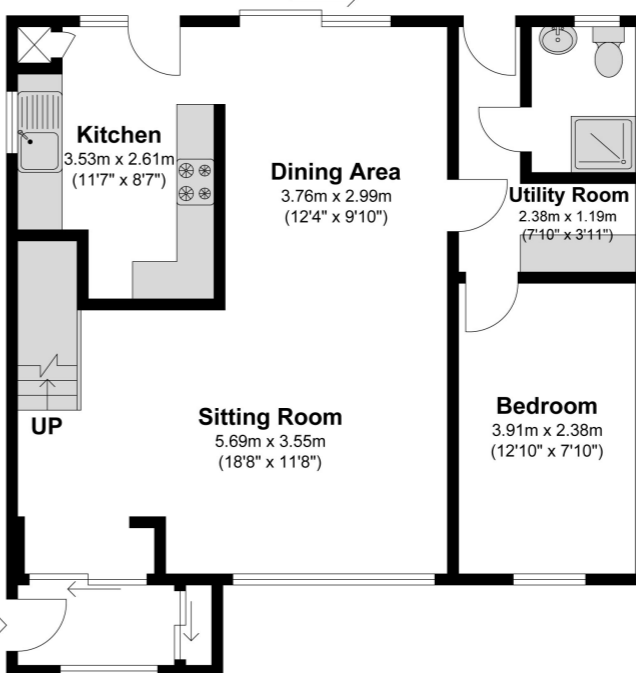
-  DETACHED FAMILY HOME
-  UTILITY AREA
-  TWO RECEPTION ROOMS
-  WELL REGARDED LOCATION
-  TWO PARKING SPACES
-  FOUR BEDROOMS
-  DOWNSTAIRS SHOWER ROOM
-  CLOSE TO A NUMBER OF GOOD SCHOOLS
-  PRIVATE GARDEN

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

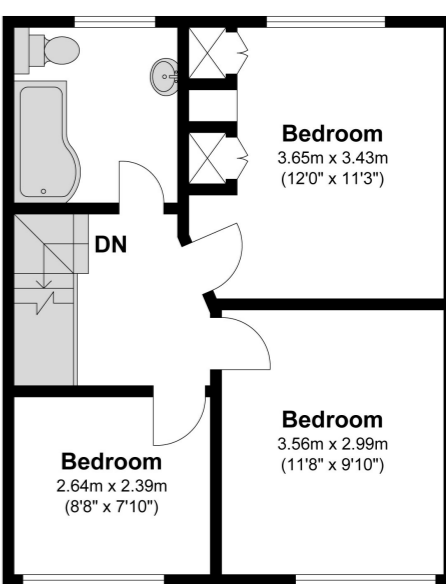


Great Hill Crescent
Approximate Floor Area
1150.77 Square feet 106.91 Square metres





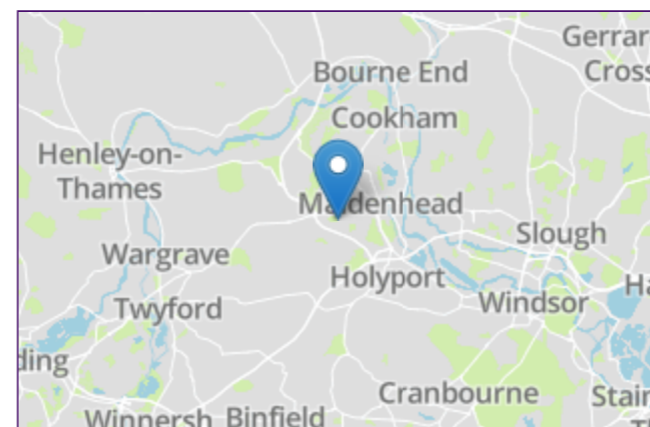
Ground Floor



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
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		85
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		<small>EU Directive 2002/91/EC</small>	

External

Externally, there is a private rear garden bordered by mature shrubs and trees and a patio seating area. To the front is off street parking and a well maintained front garden.

Schools And Leisure

The property is located within catchment and walking distance of Newlands Girls School and there is a good selection of other good and outstanding schools very close by. 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 newly built Braywick Leisure centre, a multiplex cinema, shops and restaurants.

Location

The property is ideally located for the commuter, being only 1 mile from Maidenhead Train Station which forms part of Crossrail and a short distance to the A404 providing access to the M4 and M40. Maidenhead is a large town in the Royal Borough of Windsor and Maidenhead offering a good range of well known High Street retailers, complimented by a wide variety of independent and specialist stores. The town is currently under regeneration with a new shopping experience in development along with the addition of many new bars and restaurants

Council Tax

Band E