



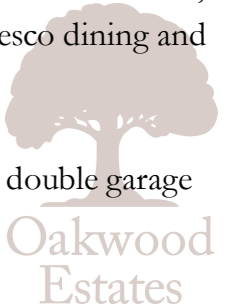
Welcome to this three bed semi-detached family home located in a popular and well respected residential area next to Oaken Grove Park. This property is in good condition but could benefit from modernising and is within a short drive of Maidenhead train station and town centre, making it an ideal home for families and professionals alike.

The ground floor comprises a n entrance hall which leads to generous sitting room that flows seamlessly into the dining area, creating a perfect setting for family meals and social gatherings. The kitchen is fitted with ample above eye level and below counter top fittings as well as space for appliances. There is also a lean too which can be used as a utility room, a W.C and a conservatory to the ground floor.

Upstairs, the property offers three well-proportioned bedrooms and a family bathroom.

The easily maintained garden, offers a private oasis for outdoor enjoyment. The garden is well maintained, featuring a small area of lawn, raised flower beds, and a charming patio area perfect for alfresco dining and summer barbecues.

Furthermore, a large front garden which could be made in to driveway parking and a large double garage providing parking for two cars.



-  THREE BED SEMI DETACHED HOUSE
-  CLOSE TO OAKEN GROVE
-  POTENTIAL TO EXTEND STP
-  SHORT DISTANCE TO MAIDENHEAD TRAIN STATION (ELIZABETH LINE)
-  NO CHAIN
-  EXCELLENT SCHOOL CATCHMENT
-  DOUBLE GARAGE
-  IN NEED OF COSMETIC UPDATING

					
x3	x2	x1	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Clarefield Road
 Approximate Floor Area = 121.83 Square meters / 1311.36 Square feet
 Garage Area = 37.12 Square meters / 399.55 Square feet
 Total Area = 158.95 Square meters / 1710.91 Square feet

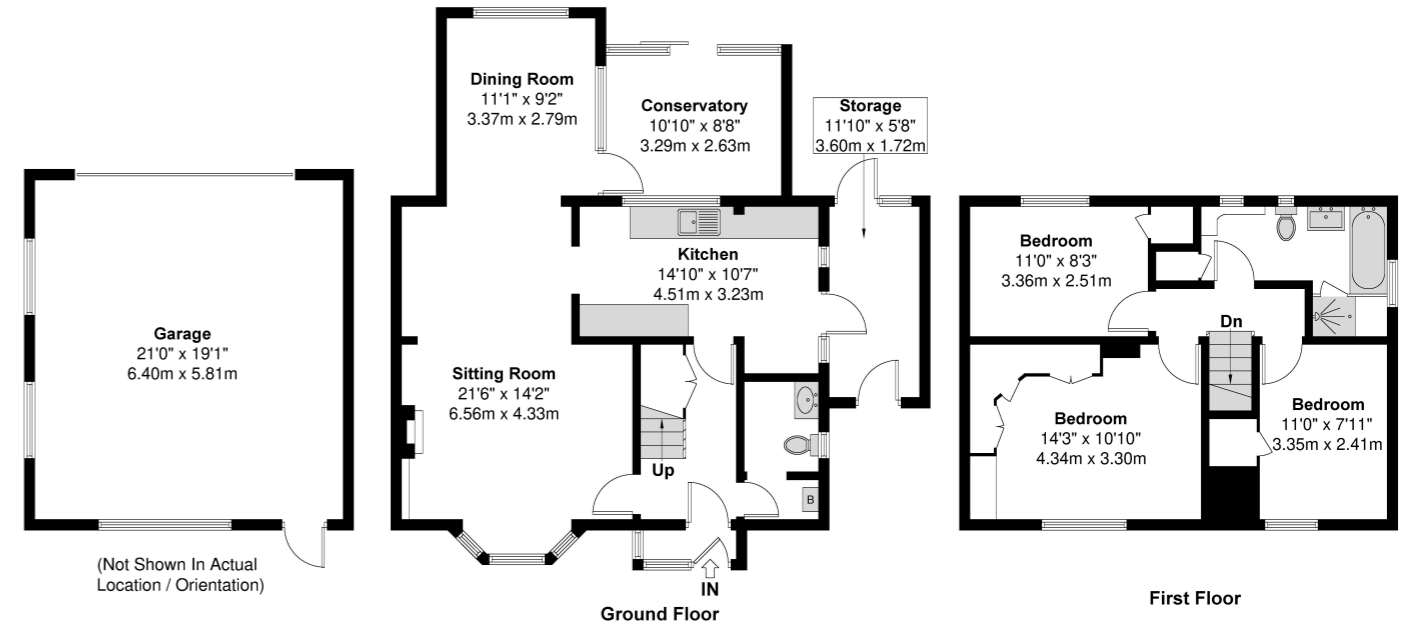


Illustration for identification purposes only, measurements are approximate, not to scale.

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

The property is ideally located for the commuter, being less than 2 miles 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. Maidenhead is a busy commuter town with excellent road and rail links making it a sought after location for businesses. The town boasts a thriving pharmaceutical and telecommunications presence with names such as 3 mobile, Glaxo Smith Kline and Adobe. Maidenhead train station is served by local services operated by First Great Western from London Paddington to Reading, and is also the junction for the Marlow Branch Line. Maidenhead is included within the Crossrail scheme.

Schools And Leisure

The surrounding area provides excellent schooling for children of all ages both in the private and state sector. The property is within walking distance of Furze Platt Infant and Courthouse Junior School and the ever popular Oaken Grove Park. There are numerous 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, which is within easy reach. The local area has many walking trails, including the National Trust woodland at Maidenhead Thicket and Pinkneys Green. Nearby amenities include the newly opened Braywick Leisure Centre, a multiplex cinema, shops and restaurants.

Council Tax
 Band E

