

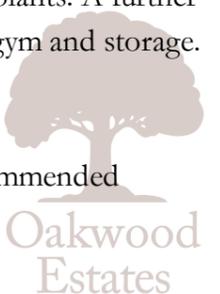
**\*\*NO CHAIN\*\*** A beautifully presented four bedroom, two bathroom semi detached property which comes to the market with no onward chain complications.

To the ground floor is a welcoming hallway leading to a light and bright reception room with newly installed shutters at the window. The modern, shaker style kitchen benefits from plentiful storage and leads into a separate dining area with double doors out onto the garden. Within the extended ground floor there is also a useful study/utility space and a wc.

To the first floor, there are two good size double bedrooms, a single bedroom/office and a well appointed family bathroom. The principal bedroom is found on the second floor and enjoys a contemporary en suite bathroom and ample eaves storage.

Externally, the well maintained garden is wonderfully private with established borders and plants. A further bonus of this property is the larger than average garage which is currently being used for a gym and storage. There is also driveway parking and a front garden.

We feel this property would make the ideal family home and viewings are highly recommended



-  NO CHAIN
-  FOUR BEDROOMS
-  LARGE GARAGE
-  WELL PRESENTED
-  CLOSE TO MAIDENHEAD CENTRE AND RAILWAY STATION
-  TWO BATHROOM (1 EN-SUITE)
-  PRIVATE GARDEN
-  QUIET CUL DE SAC LOCATION

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

**Location**

This property is conveniently located near the Town Centre and Maidenhead Crossrail Railway station is approximately 0.6 miles away, providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead also benefits from being part of the Crossrail network with the Elizabeth Line offering direct services into Central and East London. For the commuter by car, junction 8/9 of the M4 via the A404(M) or A308(M) are within easy reach - providing access to the M25, Heathrow Airport, London and the West Country.

**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, Braywick Leisure centre, a multiplex cinema, shops and restaurants.

**Council Tax**

Band E



**Pearce Road**  
 Approximate Floor Area = 115.02 Square meters / 1238.07 Square feet  
 Garage Area = 39.41 Square meters / 424.20 Square feet  
 Total Area = 154.43 Square meters / 1662.27 Square feet

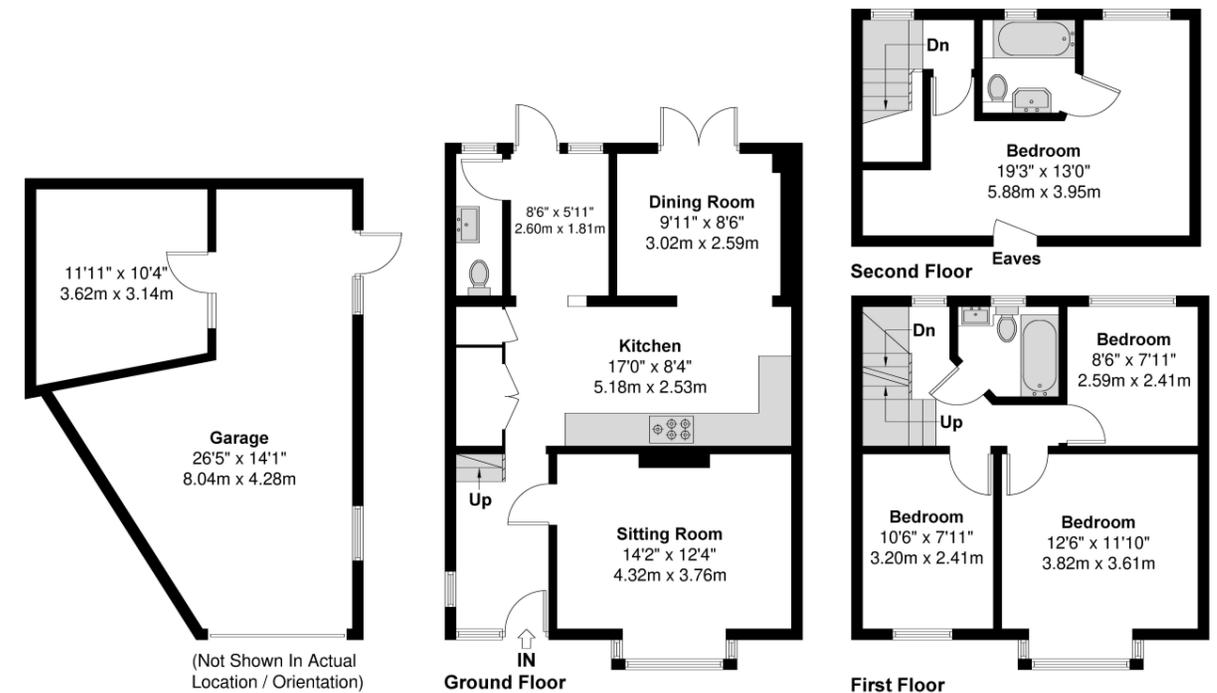


Illustration for identification purposes only, measurements are approximate, not to scale.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	81
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			