



No chain Situated at the end of a quiet residential street is this well presented link detached three bedroom family home offering spacious accommodation and benefiting from a large garden with potential to extend.

The front door leads to an internal hallway where a downstairs shower room is located and allows rear access to the garden via a back door. The sizeable living room has sliding patio doors to the garden. The spacious kitchen/dining room has space for appliances and a range of floor and wall mounted units set to work tops which incorporates the hob.

Upstairs features three bedrooms, two of which are doubles. The main bedroom is serviced via an ensuite bathroom. To complete the first floor is a family bathroom and separate W/C.

To the rear, a large garden which is mainly laid to lawn and has a patio area. There is plenty of space for extension to the side and rear subject to planning permission. To the front, there is driveway parking and a garage.

This family home is located in the ever popular Cox Green area of Maidenhead within easy reach of Maidenhead railway station offering a fast service into London on the Elizabeth line

Offered to the market with no onward chain allowing the possibility of a quick sale.



Property Information

-  LINK DETACHED HOUSE
-  SPACIOUS GARDEN
-  CLOSE PROXIMITY TO MAIDENHEAD TOWN & TRAIN STATION
-  DOWNSTAIRS SHOWER ROOM
-  NO CHAIN INVITING A QUICK SALE
-  LARGE DRIVEWAY AND GARAGE
-  CATCHMENT FOR MULTIPLE SCHOOLS
-  CLOSE TO AMENITIES
-  QUIET & CONVENIENT LOCATION

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

Floor Plan



Cumbria Road
 Approximate Floor Area = 101.44 Square meters / 1091.90 Square feet
 Garage Area = 12.75 Square meters / 137.24 Square feet
 Total Area = 114.19 Square meters / 1229.14 Square feet

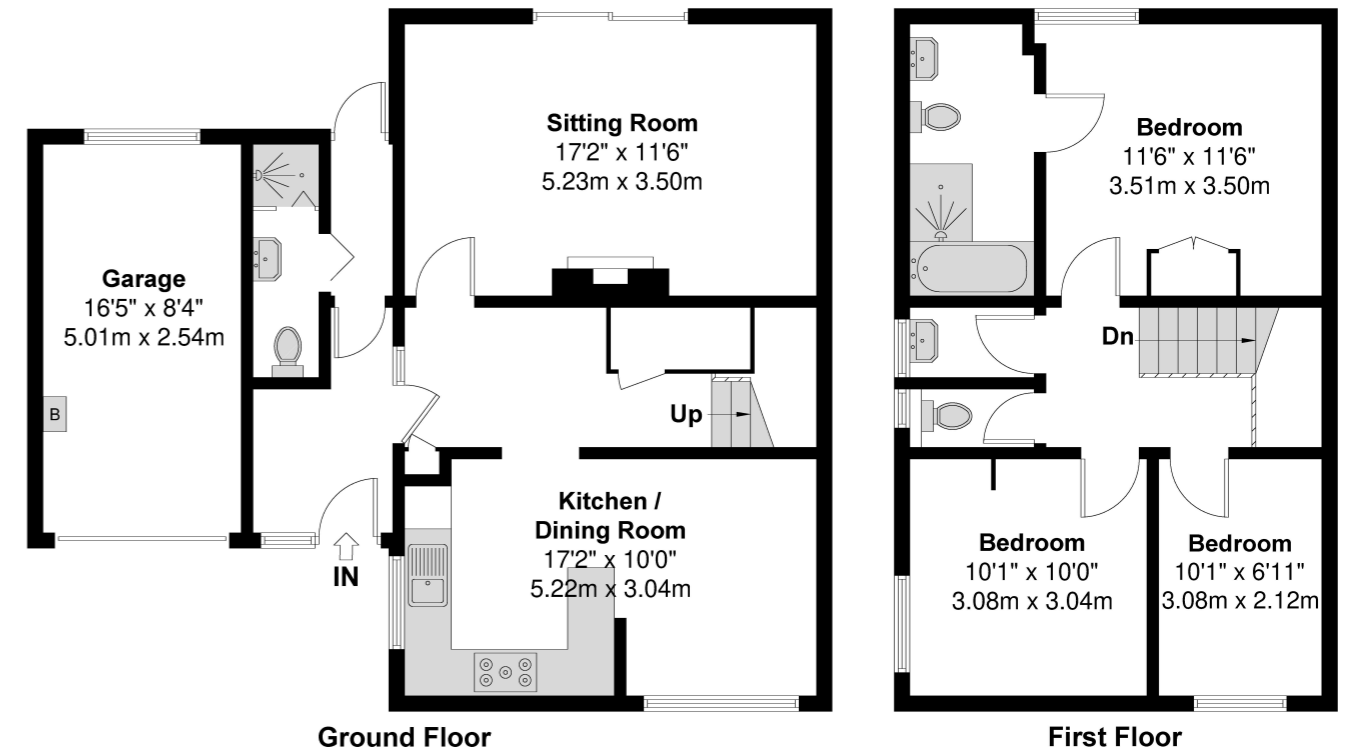


Illustration for identification purposes only, measurements are approximate, not to scale.

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

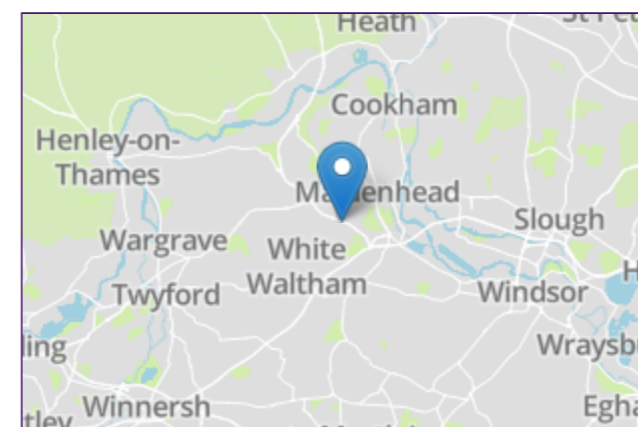
Located to the south of Maidenhead town centre in the heart of Cox Green village, with a supermarket and post office and two pubs just a few moments away. The setting is convenient for the road commuter with the A404(M) about half a mile distant, which links to the M40 and M4 motorways. Maidenhead town centre is within easy reach and offers shopping and a variety of restaurants, bars and cafes in the Waterside Quarter. The local area has many walking trails, including the National Trust land at Maidenhead Thicket and Pinkneys Green. Nearby leisure pursuits include Cox Green Leisure Centre, cricket clubs, Ockwells Park, watersports at Bray, Taplow and Dorney Lakes, and a leisure centre and nature reserve at Braywick Park. Maidenhead station is 1.8 miles with direct access to London Paddington and is served by the Elizabeth Line.

Council Tax

Band D

Schools

There is a selection of excellent schooling options nearby including Lowbrook Academy, Newlands Girls School, Cox Green school, Desborough College as well Claires Court and St Pirans.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			