








This well presented four double bedroom detached chalet bungalow is ideally located on a sought-after country lane just outside of Maidenhead and comes to the market with approved planning permission for substantial extension and development.

To the ground floor is a good-sized double bedroom, a charming sitting room with wood burning stove, a large and well-appointed family bathroom and a further double bedroom/ study. Moving to the rear of the ground floor is a large utility room, good sized kitchen and a large conservatory which benefits from another wood burning stove and lovely views into the private garden.

To the first floor is the spacious master bedroom with built in cupboards, a further double bedroom and a shower room.

Externally, there is plentiful on-drive parking with side access to the rear garden which is wonderfully private and secluded and backing onto vast greenbelt land. There is also a large, detached garage providing ample storage. With Maidenhead being only 3 minutes' drive away this property gives a rural quiet feeling being on a non-through road whilst benefiting from all the local amenities and Crossrail links. There are several excellent private and state schools nearby including Newlands Girls School and Claire's Court Co-educational.

Property Information

-  QUIET COUNTRY LANE LOCATION
-  DETACHED GARAGE
-  LARGE CONSERVATORY
-  UTILITY ROOM
-  FOUR DOUBLE BEDROOMS
-  PARKING FOR MULTIPLE CARS
-  CLOSE TO GOOD LOCAL SCHOOLS
-  TWO BATHROOMS

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

External

Externally, there is plentiful on drive parking with side access to the rear garden which is wonderfully private and secluded and backs onto vast greenbelt land. There is also a large detached garage which provides ample storage.

Location

Ideally located on a country lane on the outskirts of Maidenhead and close to the attractive Littlewick Green area which benefits from a cricket club and popular public house. The property is well located for the commuter, being only 2 miles from Maidenhead Train Station which will form part of Crossrail and a short distance to the A404 providing access to the M4 (2.8 miles) and M40 (9.5 miles). 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. 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.

Sport 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 Castle Royle Championship Golf Course, Braywick Leisure centre, a multiplex cinema and a good variety of shops and restaurants.

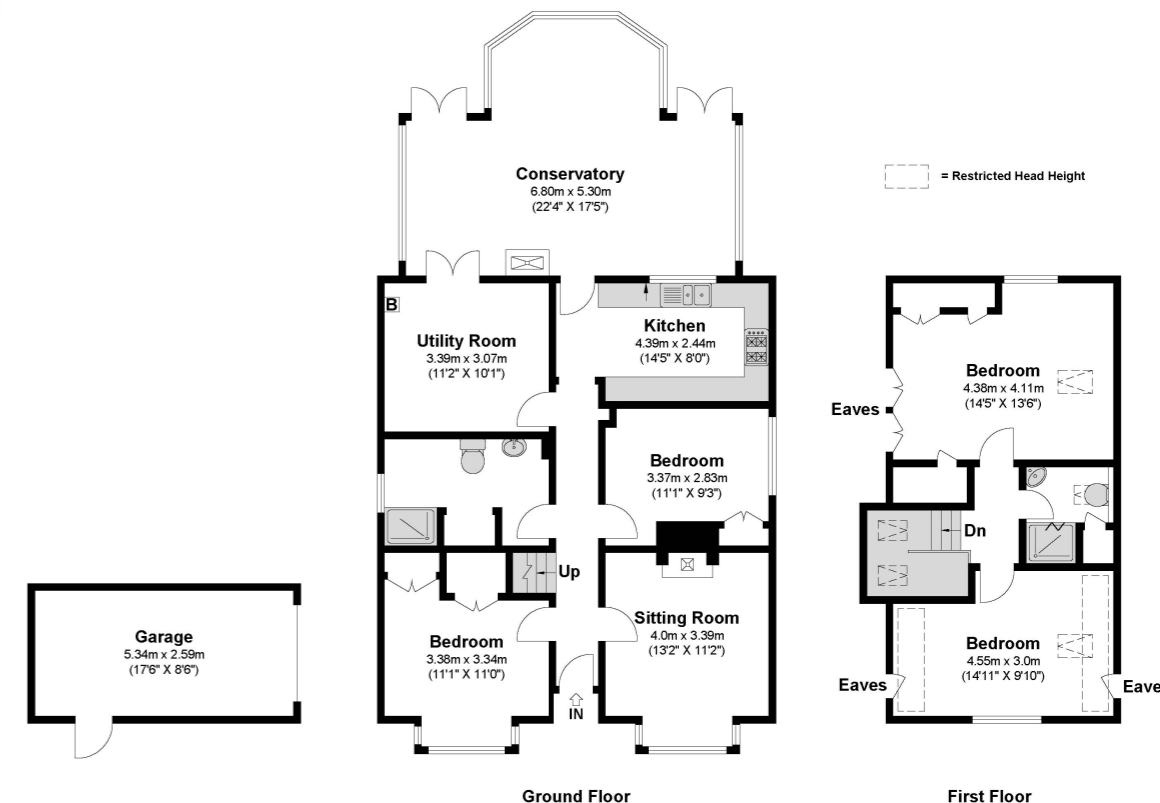
Council Tax

Band E

Floor Plan

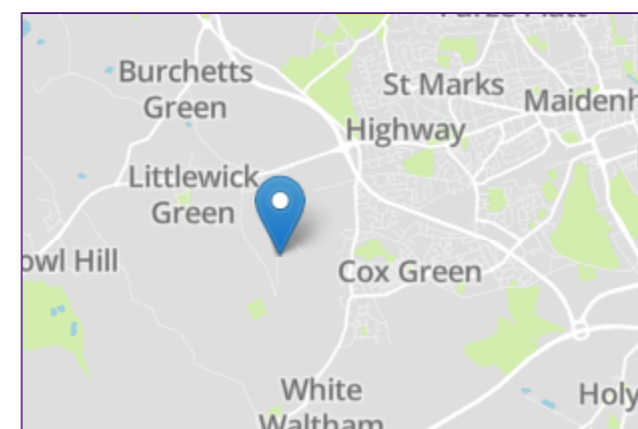


Cherry Garden Lane
 Total Approximate Floor Area
 1546.55 Square feet 143.68 Square metres (Excluding Garage)
 Garage Area 148.86 Square feet 13.83 Square metres



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
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		62
(39-54)	E		
(21-38)	F		
(1-20)	G	22	
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			