

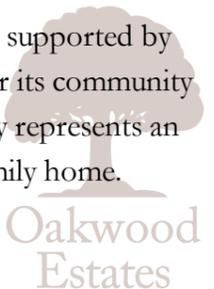


Located on the highly sought-after Cranbrook Estate in Maidenhead, this beautifully presented four bedroom detached family home offers generous living space, modern extensions, and excellent kerb appeal. Thoughtfully improved both to the front and rear, the property combines contemporary comfort with a practical layout ideal for family life.

To the front, the property benefits from a double garage, a well maintained front garden, and a spacious driveway providing parking for up to five cars. The extensions have enhanced the home's presence, creating a welcoming and attractive façade.

Inside, the extended ground floor offers bright and versatile living areas, perfect for entertaining or relaxing. The rear extension opens onto a private rear garden, offering a peaceful outdoor space for dining, play, and gardening.

Upstairs, four well proportioned bedrooms provide comfortable family accommodation, supported by modern bathrooms and ample storage. Situated within a popular residential area known for its community feel, green spaces, and proximity to local schools, shops, and transport links, this property represents an excellent opportunity for buyers seeking space, convenience, and a move in ready family home.



Property Information

-  LARGE DRIVEWAY WITH PARKING FOR UP TO FIVE CARS
-  CATCHMENT TO POPULAR SCHOOLS INCLUDING FURZE PLATT, NEWLANDS AND GRAMMER SCHOOLS IN BUCKS
-  LOCATED IN A QUIET CUL DE SAC OFF CRANBROOK DRIVE.
-  TWO RECEPTION ROOM
-  DOUBLE GARAGE
-  1.5 MILES FROM MAIDENHEAD AND TRAIN STATION FOR FAST TRAINS TO LONDON/PADDINGTON AND THE ELIZABETH LINE. ALSO CONVENIENT ACCESS FOR M4,M40,M25
-  POTENTIAL TO EXTEND, SUBJECT TO PLANNING PERMISSION
-  EXTENDED FOUR BEDROOM DETACHED FAMILY HOME

					
x4	x2	x2	x5	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



Avondale
 Approximate Floor Area = 139.92 Square meters / 1506.09 Square feet
 Garage Area = 26.77 Square meters / 288.15 Square feet
 Total Area = 166.69 Square meters / 1794.24 Square feet

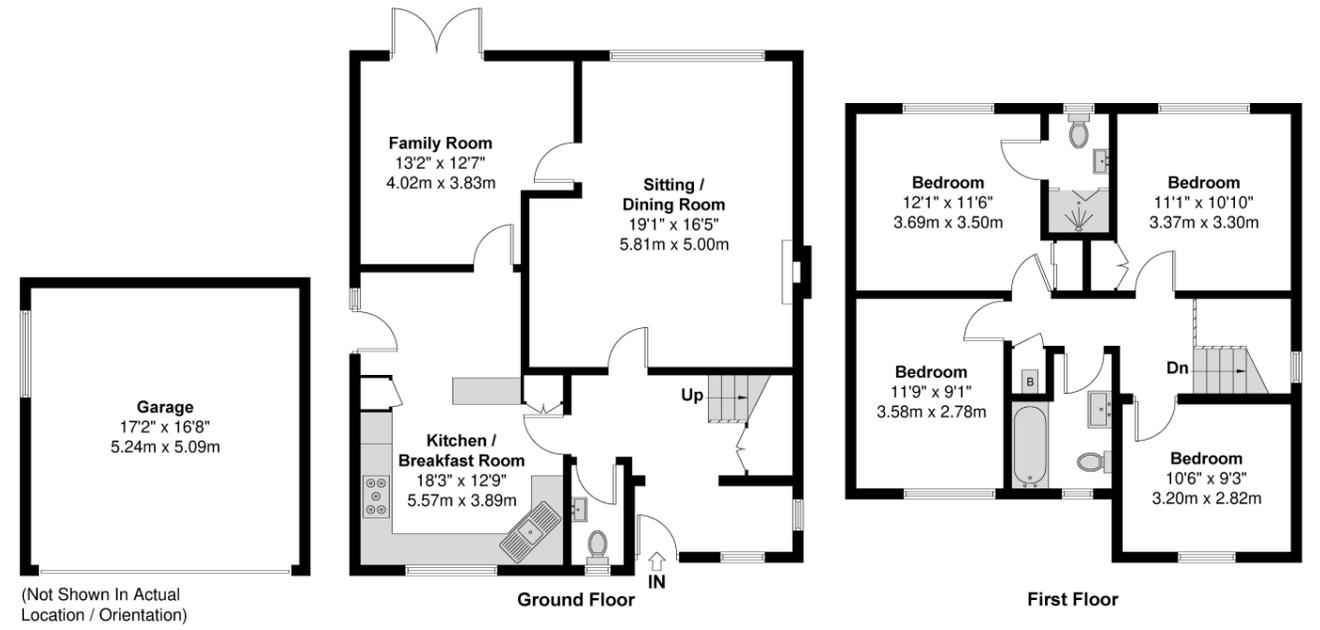


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

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 the Furze Platt Infant schools and Courthouse Junior School as well as being in catchment for the Bucks Grammar Schools.

The ever popular Oaken Grove Park is a short stroll away and there are numerous sports clubs including tennis, rugby, rowing, hockey 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. Nearby amenities include the newly opened Braywick Leisure Centre, a multiplex cinema, shops and restaurants.

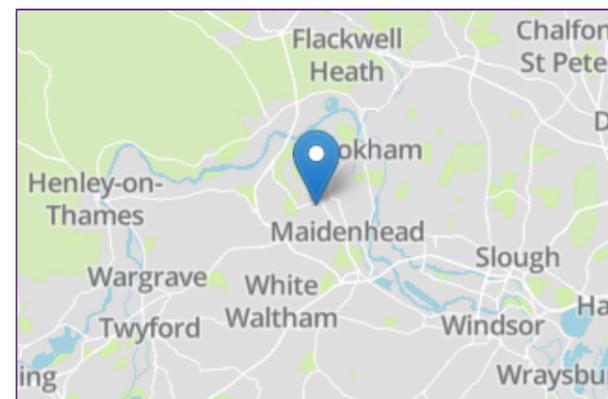
Location

The property is ideally located for the commuter, 0.9 miles from Furze Platt Station and being less than 2 miles from Maidenhead Train Station which forms part of the Crossrail network. Convenient access and a short distance to the A308 providing access to the M4 and M40 and less than 20 miles from London Heathrow Airport.

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.

Council Tax

Band F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	