



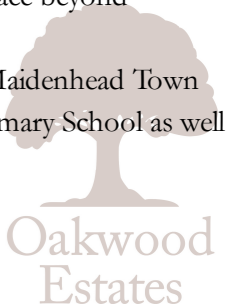
An immaculately presented two bedroom property located within easy reach of Maidenhead Crossrail station which comes to the market with no onward chain complications. To the ground floor is a hallway, a good sized reception room, downstairs cloakroom and to the rear is a wonderfully light and bright contemporary kitchen/diner with doors out onto the patio and garden

To the first floor is the large principal bedroom with en suite bathroom and a further double bedroom enjoying views out onto the grade which also benefits from an en suite bathroom

This contemporary and energy efficient property is fully equipped with Lutron whole-home lighting control systems which make it easy to dim the lights throughout the house to create ambiance and save energy. All bathrooms and cloakroom are fitted with discreet occupancy/vacancy sensors to ensure lights are turned off when rooms are unoccupied and the bedrooms also include electric black out blinds

Externally, the private garden is mainly laid to lawn with paved borders and to the front are two allocated parking spaces. The property enjoys a secluded position on the development overlooking allotments and the green space beyond

Wallingford Way is situated in the popular Vicus Way development which is just a 5 minute walk from Maidenhead Town Centre and Crossrail station. This property further benefits from being within catchment for Oldfield Primary School as well as many other good and outstanding schools





## Property Information

-  WALKING DISTANCE TO THE ELIZABETH CROSSRAIL TRAIN LINE
-  AMPLE STORAGE
-  CLOSE TO A NUMBER OF GOOD AND EXCELLENT SCHOOLS
-  CLOSE TO LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS
-  NO CHAIN
-  CLOSE TO THE RIVERSIDE
-  DRIVEWAY PARKING FOR TWO CARS
-  PRIVATE & SECURE REAR GARDEN
-  MODERN & SPACIOUS

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

### 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. There are also a number of good and outstanding schools close by including Oldfield Primary School

### Location

This property is conveniently located within a short walk to the Town Centre and Railway station - providing fast links into London Paddington (fast trains approx. 20 minutes). The River Thames and Ray Mill Island are also under a mile providing access to the Thames Path and other popular walking routes. Maidenhead also benefits from the Crossrail Development and further regeneration of the town centre. 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.

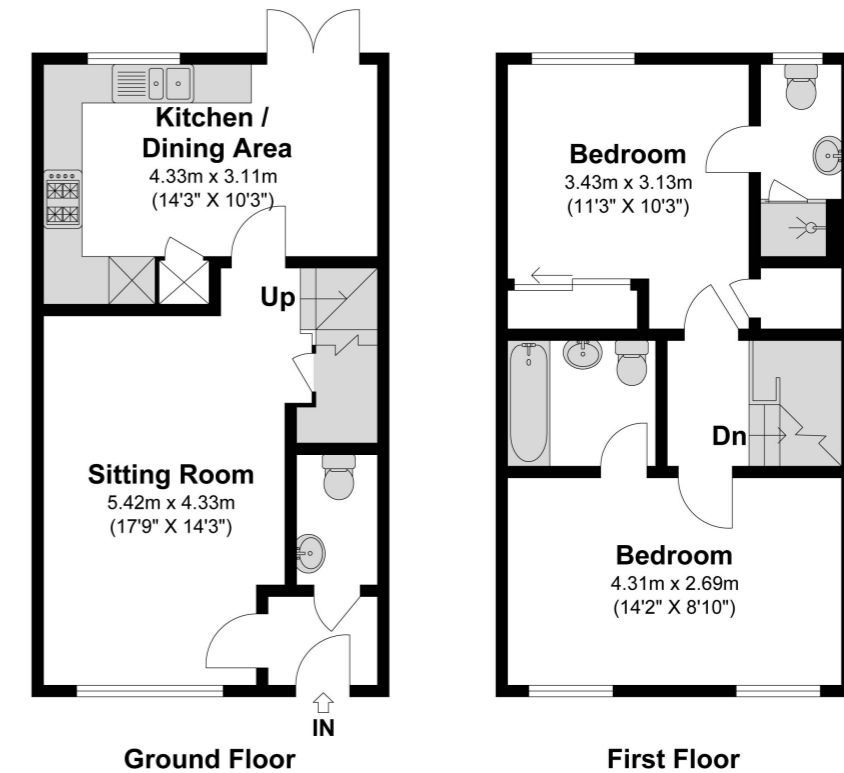
### Council Tax

Band D

## Floor Plan

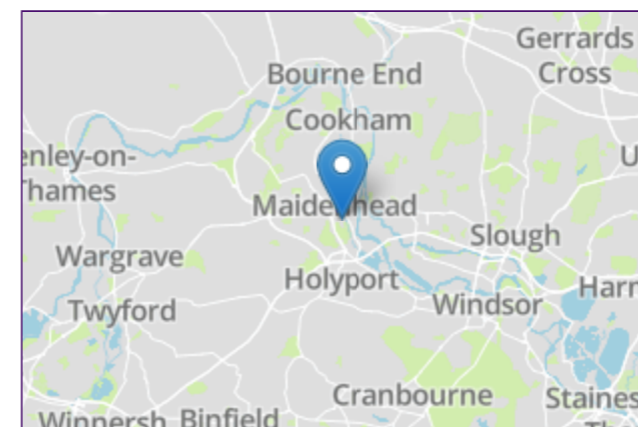


**Wallingford Way**  
Approximate Floor Area  
750.35 Square feet 69.71 Square metres



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+)	A		97
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		<small>EU Directive 2002/91/EC</small>	