



Located in a quiet cul de sac and within catchment for Holyport College is a detached four bedroom family home which comes to the market with no onward chain complications. To the ground floor is a large welcoming hallway, a modern kitchen with ample storage leading to a wonderfully light and airy dining room with glazed ceiling and access out onto the garden. The rear reception room is an excellent size with feature fireplace and french doors out onto the garden, there is a further reception room which again is well sized, a study and downstairs wc.

To the first floor the principal bedroom enjoys views over the garden and features built in storage, there are also three further bedrooms and a well appointed family bathroom

Externally, the large private garden is bordered by mature shrubs and trees and benefits from a newly laid patio and seating area. To the front, there is ample driveway parking for multiple vehicles

Located in the village of Holyport within easy reach of many good and excellent schools and with potential to extend STP, we feel this property would make the ideal family home

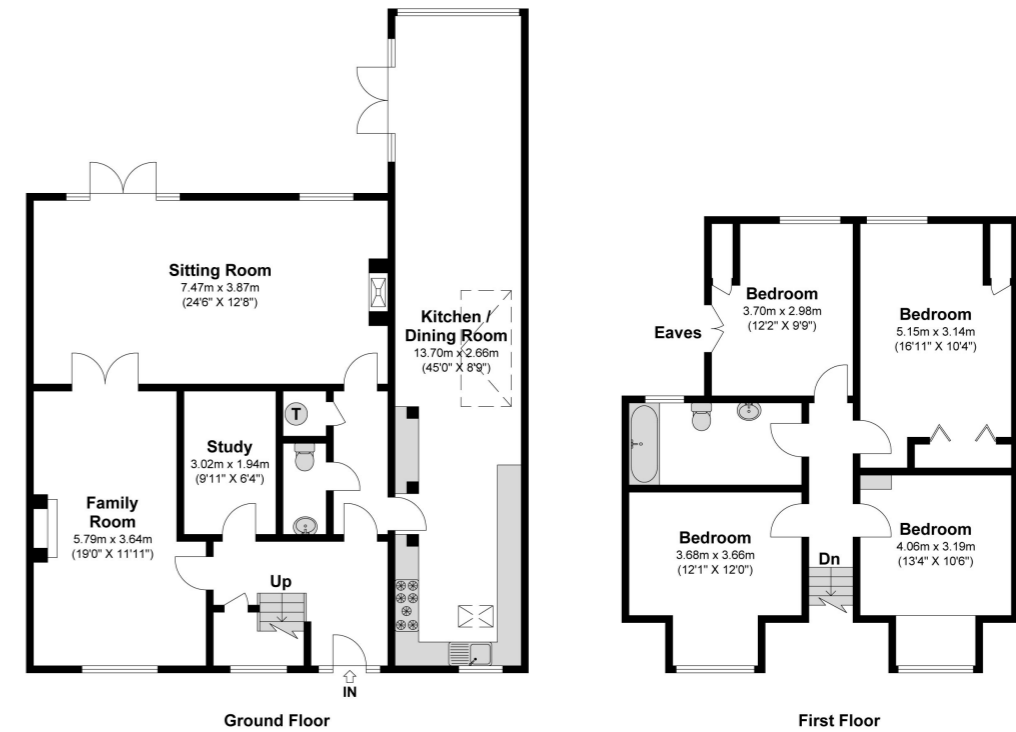


-  NO CHAIN
-  LONG PRIVATE GARDEN
-  HOLYPORT COLLEGE CATCHMENT
-  FAMILY BATHROOM
-  FOUR BEDROOMS
-  NEWLY DECORATED
-  QUIET CUL DE SAC LOCATION

					
x4	x3	x1	x4	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Hendon Way
Approximate Floor Area 1882.39 Square feet 174.88 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.

Schools And Leisure

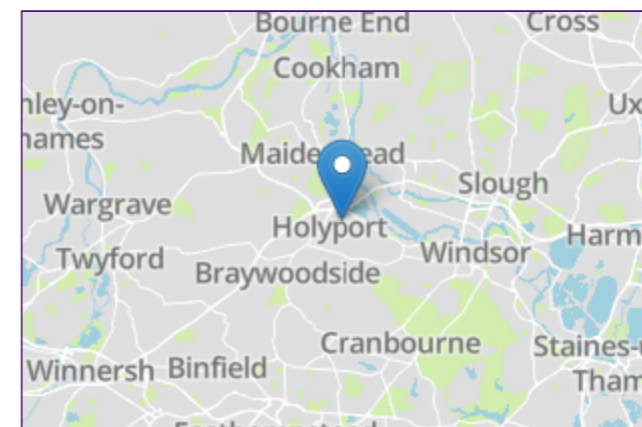
The surrounding area provides excellent schooling for children of all ages both in the private and state sector. There are numerous sports clubs including tennis, rugby, rowing and football, various fitness centres and racing at Ascot and Windsor. The River Thames can also be accessed at Maidenhead, which is within easy reach. The local area has many walking trails, including the National Trust woodland at Maidenhead Thicket and Pinkneys Green. Nearby amenities include the newly opened Braywick Leisure Centre, a multiplex cinema, shops and restaurants.

Council Tax

Band F

Location

This property is conveniently located in the village of Holyport within easy reach of Maidenhead Town Centre and the Crossrail Railway station providing fast links into London Paddington (fast trains approx. 20 minutes).. 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			