

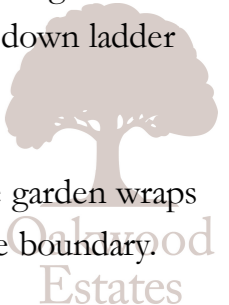










*** NO CHAIN *** This delightful, detached 3 bedroom house is located on a highly desirable and peaceful road within Maidenhead. The house is ideally situated within catchment for Newlands Girls School, close proximity to multiple National Trust land, local amenities and public transport links. The property offers flexible and versatile living accommodation throughout and is flooded with natural light throughout. There is the added benefit of the opportunity to extend (S.T.P.P).

The welcoming hallway opens to the ground floor reception rooms and substantial kitchen with plentiful storage, including a larder cupboard and a door to the rear garden. The two generous sized reception rooms provide flexible living both with doors opening to the rear garden. Completing the ground floor is a W/C.

Upstairs, the accommodation offers three bedrooms, two benefitting with built in storage and all serviced by the family bathroom. There is a generous boarded, loft space with pull down ladder offering ample storage.

The front garden includes a driveway for multiple cars, in addition to the garage. The garden wraps around the home which is mostly laid to lawn with mature shrubbery bordering the boundary.



-  NO CHAIN
-  WRAP AROUND GARDEN
-  CLOSE TO A NUMBER OF EXCELLENT AND OUTSTANDING SCHOOLS INCLUDING NEWLANDS GIRLS SCHOOL
-  CLOSE PROXIMITY TO MAIDENHEAD TOWN CENTRE & TRAIN STATION
-  POTENTIAL TO EXTEND (S.T.P.P)
-  LARGE CORNER PLOT
-  CLOSE PROXIMITY TO AMENITIES
-  DETACHED 3 BEDROOM HOUSE

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



Edith Road
 Approximate Floor Area = 108 Square meters / 1162.51 Square feet
 Garage Area = 14.39 Square meters / 154.89 Square feet
 Total Area = 122.39 Square meters / 1317.40 Square feet

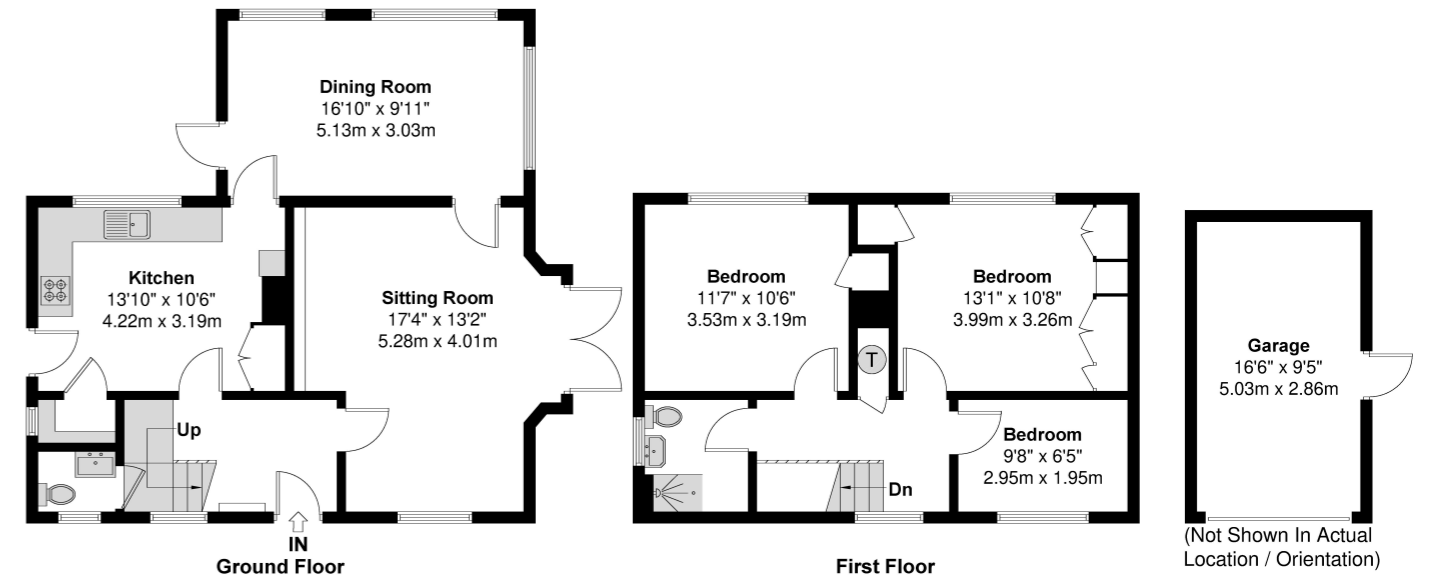


Illustration for identification purposes only, measurements are approximate, not to scale.

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

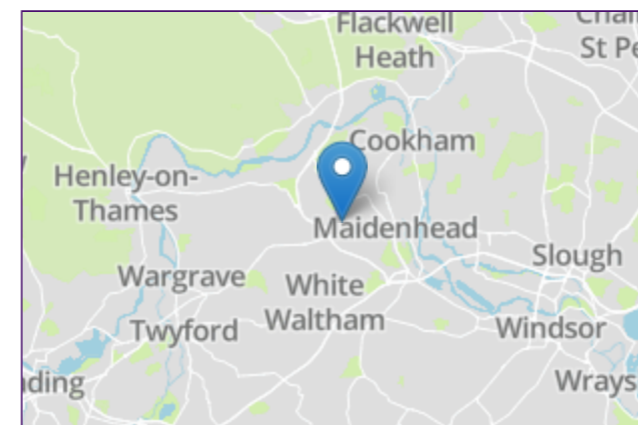
Ideally situated in a prime Maidenhead location and close to a number of good schools including Newlands Girls School, Furze Platt, Desborough, Cox Green and Altwood. The property is just over 2 miles from Maidenhead Train Station which forms part of Crossrail and a short distance to the A404 providing access to the M4 and M40. Maidenhead is a large town in the Royal Borough of Windsor and Maidenhead, in Berkshire which is currently undergoing huge regeneration within the town centre. 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.

Sports And Leisure

There are numerous local sports clubs including Pinkneys Green Cricket Club which is just a stones throw from the property, 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 golf, an indoor swimming pool and Braywick Leisure centre, a multiplex cinema, shops and restaurants.

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	63	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	