









A three bedroom detached family home situated in a popular cul-de-sac location with driveway parking and a garage. The property benefits from Living/Dining Room, Study, Kitchen with integrated appliances and a family bathroom. There is scope to extend and enlarge the property STPP.

To the front there is level lawn and driveway parking for 2 cars leading to the garage and front door. Inside, the Hallway with under stairs storage and a downstairs Cloakroom, leads to the Kitchen with its range of floor and wall mounted units set to ample worktop which incorporate the boiler, integrated appliances including a dishwasher, washing machine, gas hob and eye level oven. The spacious Living/Dining Room features a gas fireplace and lovely fitted shutters which overlook the front garden. The Study overlooks the rear garden with French doors leading to the patio.

Upstairs, the Primary Bedroom is fitted with a full range of wardrobes and dressing table. Bedroom Two also has fitted wardrobes and overlooks the rear and Bedroom Three has a front aspect, all served by a Family Bathroom.



-  DETACHED FAMILY HOME
-  LIVING / DINING ROOM
-  DRIVEWAY PARKING & GARAGE
-  POPULAR CUL-DE-SAC LOCATION
-  THREE BEDROOMS
-  STUDY
-  FRONT & REAR GARDENS
-  SCOPE TO ENLARGE STPP

					
x3	x2	x1	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

**Outside**

Outside, the enclosed rear garden has mature shrubs and hedge grow. There is an area of level lawn and a patio leading to the rear access for the garage with its up and over door, light and power and additional utility space. There is plenty of scope to extend and the garden is secluded.

**Location**

The property is ideally located for the commuter, being less than 3 miles from Maidenhead Train Station which forms part of the Crossrail network and a short distance to the A308 providing access to the M4 and M40). 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. The town boasts a thriving pharmaceutical and telecommunications presence with names such as 3

mobile, Glaxo Smith Kline and Adobe. 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.

**Schools & 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.

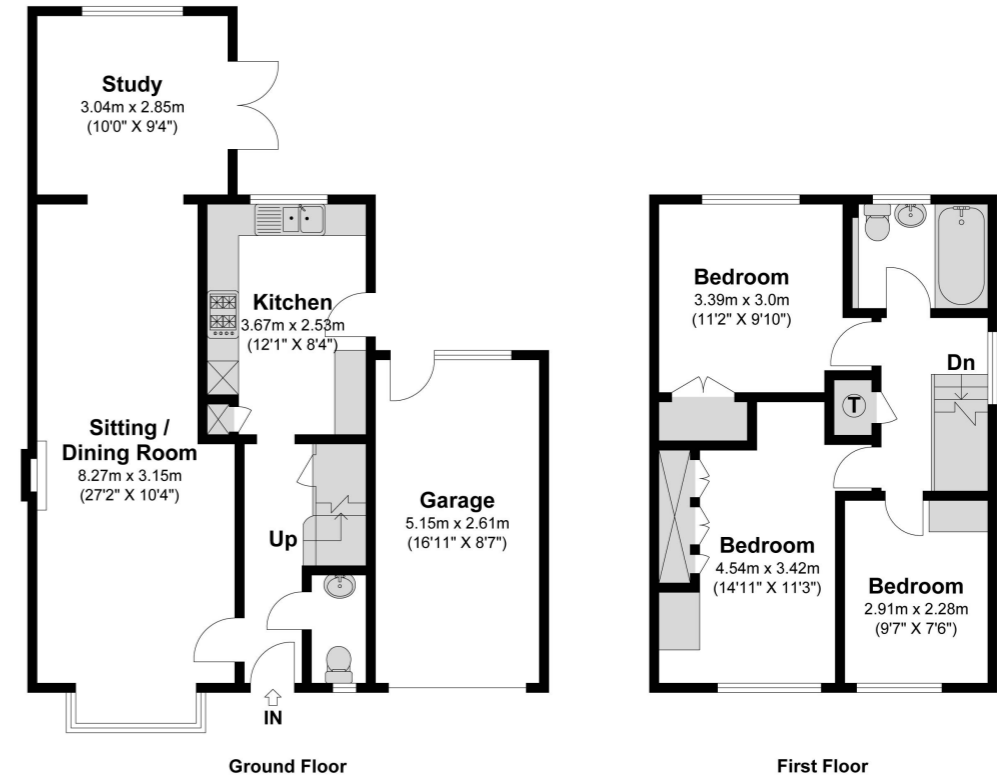
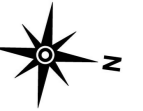
**Council Tax**

Band F



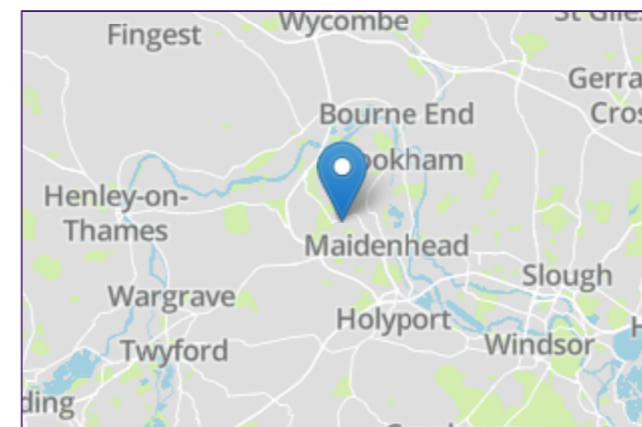
**Balmoral**

Approximate Floor Area  
 972.08 Square feet 90.31 Square metres (Excluding Garage)  
 Garage Area 144.67 Square feet 13.44 Square metres  
 Total Area 1116.75 Square feet 103.75 Square metres (Including Garage)



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		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC