











Tucked away in this popular location within easy reach of local shops and schooling, this delightful Victorian two bedroom terraced home comes to the market having been recently refurbished.

On the ground floor are two reception rooms, a kitchen and utility room. To the first floor, two double bedrooms both with fitted storage cupboards and a family bathroom. The loft could be converted in to another bedroom subject to the necessary planning permissions.

Externally to the rear is a long garden and to the front a small garden and off road parking.

There is excellent potential to extend STP and with Maidenhead Crossrail station just 0.9 miles away we feel this property would make an ideal first time buy or investment purchase.



-  NEWLY REFURBISHED
-  SOUTH FACING GARDEN
-  LOFT SPACE FOR STORAGE OR EXTENDING
-  WALKING DISTANCE TO THE ELIZABETH CROSSRAIL TRAIN LINE
-  NO CHAIN
-  TWO DOUBLE BEDROOMS
-  CLOSE TO A NUMBER OF GOOD SCHOOLS
-  WALKING DISTANCE TO MAIDENHEAD TOWN CENTRE

					
x2	x2	x1	0	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



**The Croft**  
Approximate Floor Area = 79.66 Square meters / 857.46 Square feet

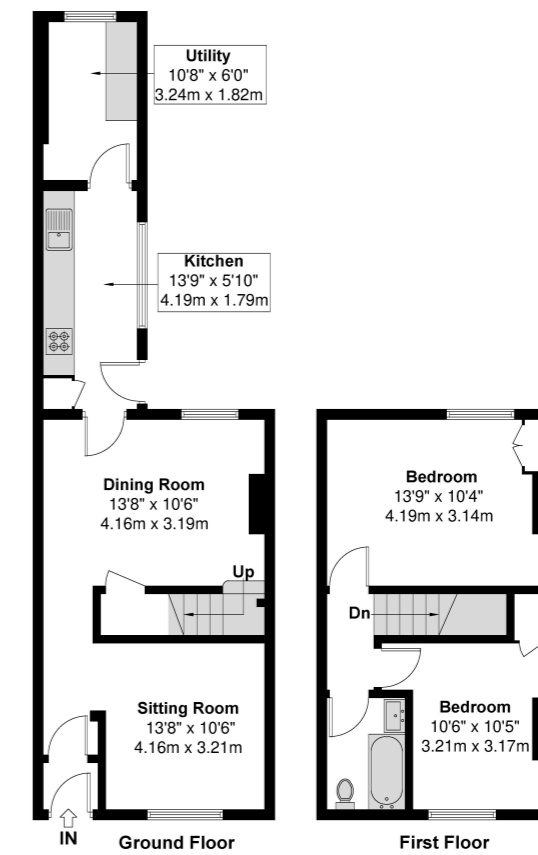


Illustration for identification purposes only, measurements are approximate, not to scale.

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**

The house is ideally located for the commuter, being only 0.9 mile from Maidenhead Train Station which is 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 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.

**Schools And Leisure**

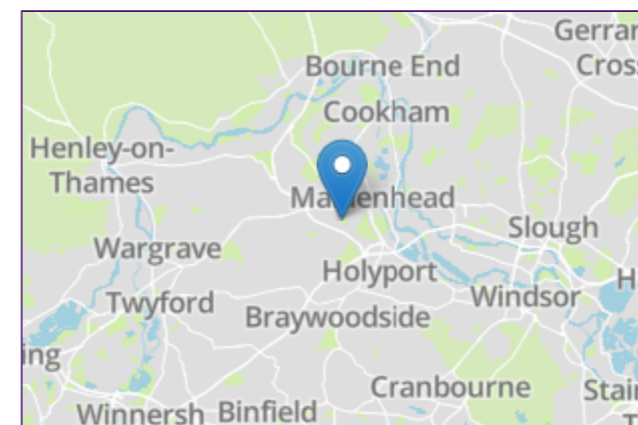
The property is located within catchment for Newlands Girls School and there is a good selection of other good and outstanding schools close by. There are numerous local sports clubs including tennis, rugby, rowing and football, various fitness centres and racing at Ascot and Windsor. The River Thames 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.

**External**

To the front of the property is a front garden and to the rear of the property there is a long garden with mature shrubs and trees to the boundary.

**Council Tax**

Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	