



A charming and tastefully presented 3 bedroom Victorian end of terrace period home stylishly finished throughout.

The well presented accommodation is arranged over two floors and includes TWO reception rooms, a well-equipped kitchen/diner with access to the rear terrace, large west facing garden and plumbed OUTBUILDING/STUDIO. There is also a downstairs bathroom. On the first floor are THREE bedrooms and an en-suite shower room.

This delightful property with driveway parking is located in a popular residential area and within walking distance of the train station and town centre.

Externally, the well maintained westerly facing garden features a sunny patio area, a long lawn with pretty shrubs and plants, and a large home office with a separate WC and kitchenette providing the ideal "work from home" set up.



## Property Information

-  THREE BEDROOM END OF TERRACE
-  STYLISH & CONTEMPORARY KITCHEN/BREAKFAST ROOM
-  TWO BATH/SHOWER ROOMS
-  LARGE WESTERLY FACING REAR GARDEN
-  WALKING DISTANCE OF TRAIN STATION & TOWN CENTRE
-  EXCELLENT SCHOOL CATCHMENT
-  TWO RECEPTION ROOMS
-  LARGE DETACHED OUTBUILDING
-  DRIVEWAY PARKING

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

### External

Externally, the well maintained westerly facing garden features a sunny patio area, a long lawn with pretty shrubs and plants, and a large home office with a separate WC and kitchenette providing the ideal "work from home" set up. To the front there is driveway parking for one car.

### 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.

### Location

The property is situated in the popular St Marks area of Maidenhead, less than 5 minutes' drive from the town centre and train station and with easy access to the A404M and M4. There is a selection of excellent schooling nearby including Newlands Girls School as well as day to day amenities such as a convenience store, a lovely cafe/restaurant and laundrette within walking distance.

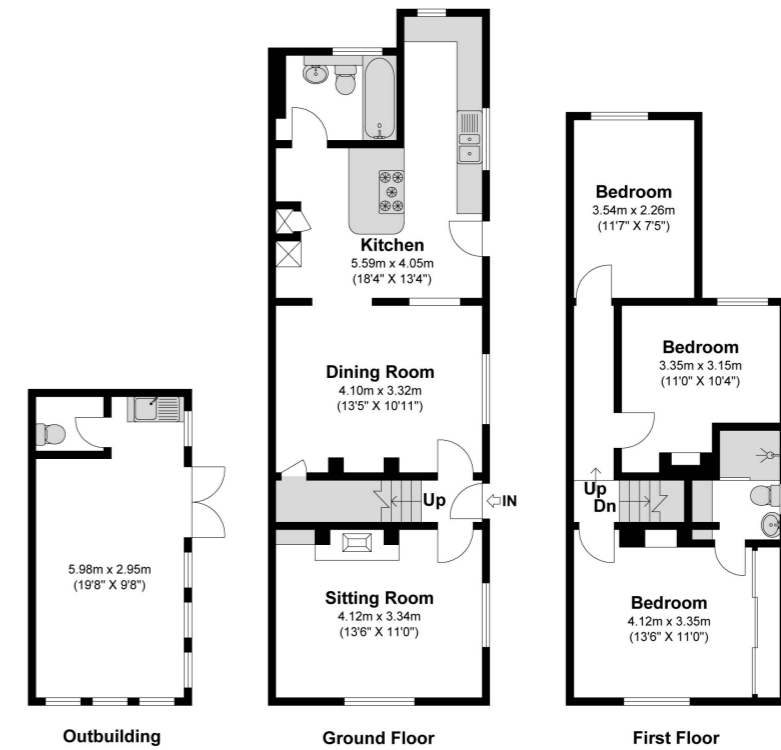
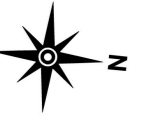
### Council Tax

Band D

## Floor Plan

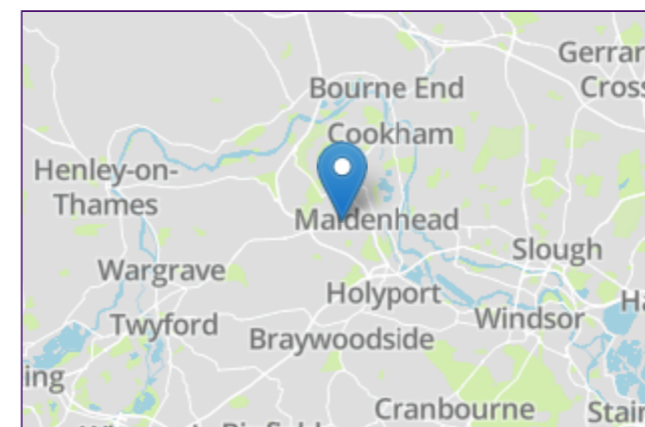


**Powney Road**  
 Approximate Floor Area  
 1015.04 Square feet 94.30 Square metres (Excluding Outbuilding)  
 Outbuilding Area 189.87 Square feet 17.64 Square metres  
 Total Area 1204.91 Square feet 111.94 Square metres (Including Outbuilding)



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		83
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	