



A charming and tastefully presented 3 double bedroom Victorian semi detached period home stylishly finished throughout.

The well presented accommodation is arranged over two floors and includes a sitting room with feature fireplace, a spacious dining area/family room with an open fireplace which opens on to the well equipped kitchen with access to the rear garden and a downstairs family bathroom which is fully tiled with roll top bath.

To the first floor, three good sized double bedrooms and an ensuite 'Jack and Jill' ensuite shower room.

Externally there is a small front garden and a lovely rear garden with patio and lawn area and access to a single garage.

This delightful property is located in a popular residential area and within walking distance of the train station (Elizabeth line) and town centre.





## Property Information

-  VICTORIAN SEMI DETACHED HOUSE
-  THREE DOUBLE BEDROOMS
-  WALKING DISTANCE FROM CROSSRAIL AND THE TOWN CENTRE (ELIZABETH LINE)
-  FAMILY ROOM WITH OPEN FIREPLACE
-  JACK AND JILL SHOWER ROOM
-  GARAGE
-  CHARACTER AND CHARM
-  FAMILY BATHROOM

					
x3	x2	x2	0	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

### Location

The property is ideally located for the commuter, being only 1 mile 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 offering a good range of well known High Street retailers, complimented by a wide variety of independent and specialist stores. The town is currently under regeneration with a new shopping experience in development along with the addition of many new bars and restaurants.

### Schools And Leisure

The property is located within catchment and walking distance of Newlands Girls School and there is a good selection of other good and outstanding schools very 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, the newly built Braywick Leisure centre, a multiplex cinema, shops and restaurants.

**Council Tax**  
Band E

## Floor Plan

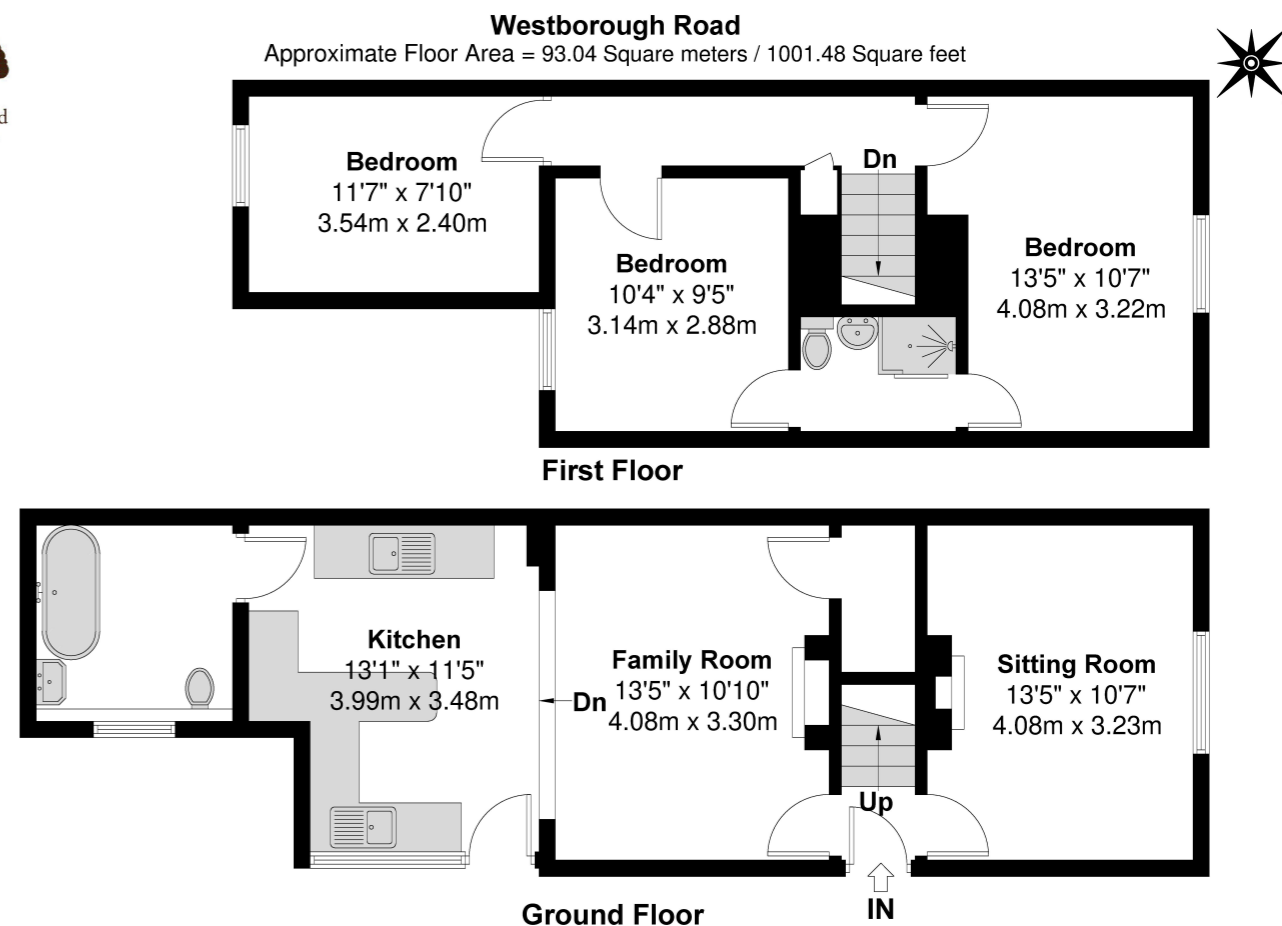
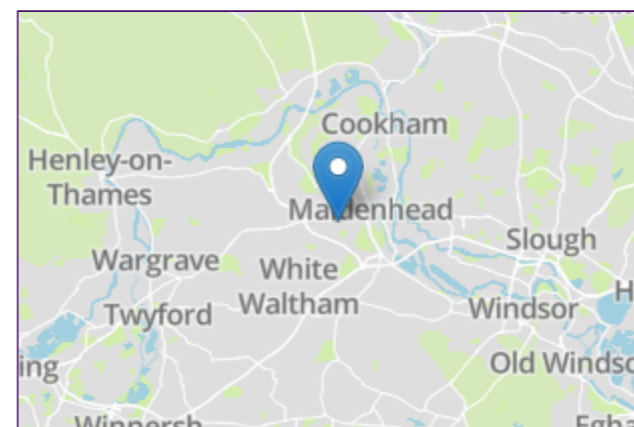


Illustration for identification purposes only, measurements are approximate, not to scale.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			