

Welcome to this stunning and substantial Edwardian family home, nestled in the heart of Maidenhead. This beautifully extended property offers an exquisite blend of period charm and modern comfort, perfect for family living.

Boasting four generously sized bedrooms and four spacious reception rooms, this home provides ample living space for both formal entertaining and relaxed family gatherings. The original Edwardian features, including high ceilings, ornate fireplaces, and bay windows, have been lovingly preserved, adding to the property's character and charm. The heart of the home is the kitchen/dining room with its ample storage which overlooks the rear and front gardens and is perfect for family meals and entertaining guests.

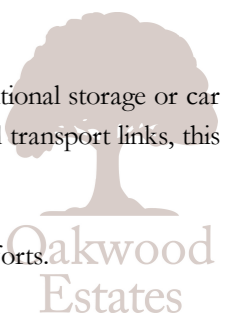
There is also a utility room and cloakroom on the ground floor.

The three well-appointed bathrooms, including a luxurious master en-suite, have been tastefully updated with modern fixtures, ensuring convenience and style. The home has been thoughtfully extended, creating an expansive layout that caters to modern living while retaining its period elegance.

Outside, the property truly shines. The beautifully landscaped gardens offer a peaceful retreat, with mature trees, vibrant flower beds, and a large patio area ideal for outdoor entertaining. There is plenty of space for children to play or for those with a green thumb to indulge in gardening.

Practicality is key with this home, featuring ample parking for multiple vehicles, and a spacious garage for additional storage or car accommodation. Located in a sought-after Maidenhead location, close to excellent schools, local amenities, and transport links, this property is a perfect family home.

Don't miss this rare opportunity to own a piece of Edwardian charm with all the modern comforts.



-  BEAUTIFULLY EXTENDED DETACHED EDWARDIAN FAMILY HOME
-  THREE BATH/SHOWER ROOMS
-  STUNNING FRONT TO BACK KITCHEN/DINER
-  STUDY/HOBBY ROOM
-  EXTENSIVE DRIVEWAY PARKING
-  PLANNING FOR FURTHER EXTENSION
-  FOUR DOUBLE BEDROOMS
-  FOUR RECEPTION ROOMS
-  UTILITY & CLOAKROOM
-  BEAUTIFULLY LANDSCAPED GARDENS
-  GARAGE & CARPORT

					
x4	x4	x3	x4	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



College Avenue
 Approximate Floor Area = 249.92 Square meters / 2690.11 Square feet
 Garage Area = 17.92 Square meters / 192.88 Square feet
 Store Area = 6.40 Square meters / 68.88 Square feet
 Total Area = 274.24 Square meters / 2951.89 Square feet (Excluding Carport)

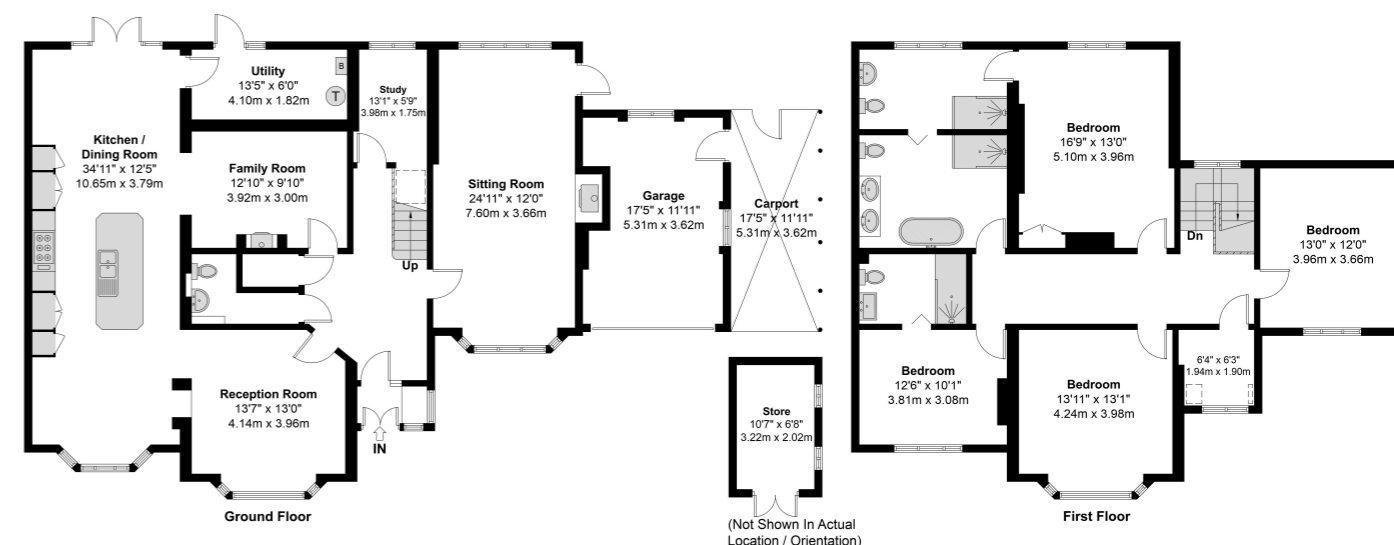


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

Outside

One of the highlights of this property is the beautifully landscaped rear garden. This private outdoor space is meticulously maintained, featuring a lush lawn, vibrant flower beds, and a lovely patio area, ideal for alfresco dining and summer gatherings. The garden offers a tranquil retreat where you can relax and enjoy the natural beauty that surrounds you. To the front the property benefits from a large driveway which provides ample parking and access to the garage and carport.

Sports And Leisure

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 to Windsor and Cookham. Nearby amenities include numerous golf courses, the newly built Braywick Leisure centre, a multiplex cinema, shops and restaurants.

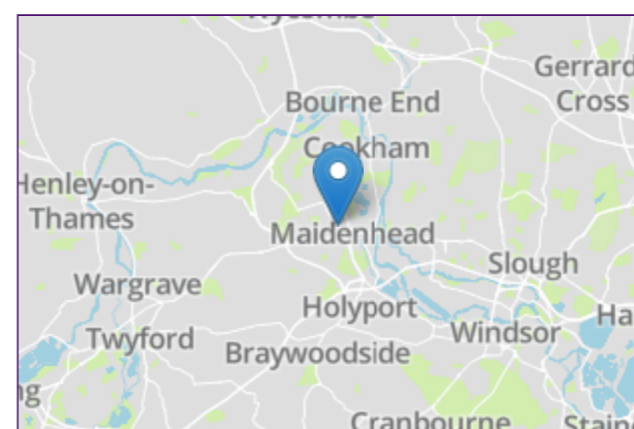
Location

The property is situated in a popular residential location just 0.5 miles from the town centre and 0.8 miles from the Crossrail train station and with easy access to the A404M and M4. There is an excellent selection of nearby schooling options including including highly rated schools in both the private and public sectors'.

Please note this property has valid planning consent for a further side extension and this can be viewed on the RBWM planning portal under reference: 15/02177

Council Tax

Band G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	