



This spacious property is offered for sale with no onward chain and provides versatile living and sleeping accommodation and benefits from front and rear gardens and driveway parking. The property has been partially renovated and offers scope to further improve.

The front porch leads into an internal Hallway with a Study/Bedroom 4 and Bedroom 3 with Dressing Room overlooking the front. The Hallway leads to a generous Living/Dining Room with French doors to the low maintenance garden and access to the kitchen and downstairs bathroom. The Kitchen is well fitted with a range of floor and wall mounted units set to ample work top and incorporating sink unit, gas hob with extractor and space and plumbing for appliances. There is a door for side access.

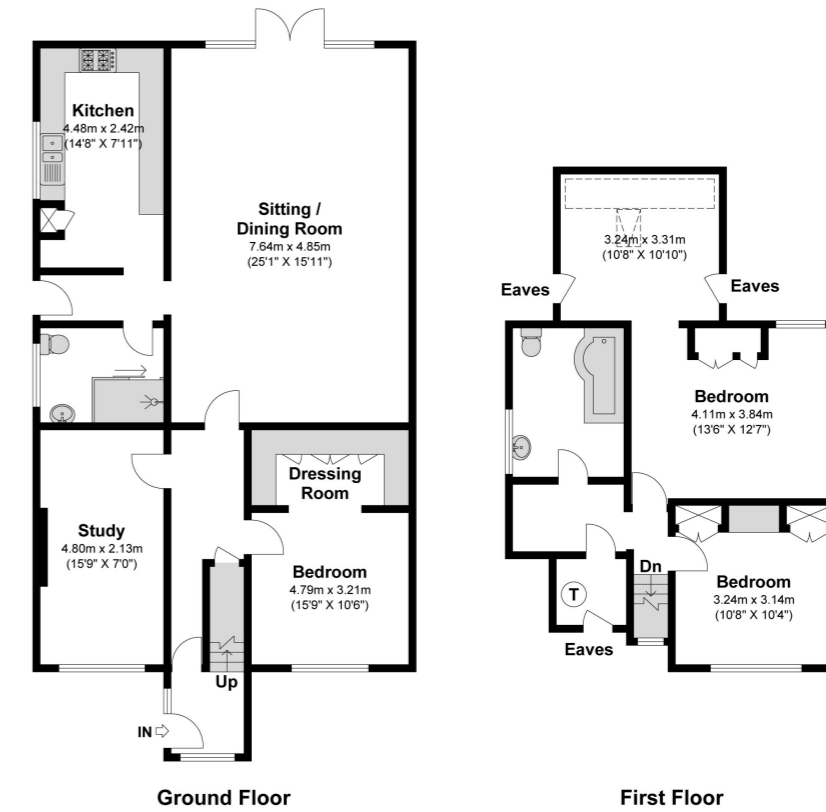
Upstairs there are two further double bedrooms both with fitted wardrobes and a large bathroom with plenty of eaves storage space which could be used as utility space if required.

-  NO ONWARD CHAIN
-  TWO BATHROOMS
-  DRIVEWAY PARKING
-  POPULAR RESIDENTIAL SETTING
-  FOUR BEDROOMS
-  FRONT AND REAR GARDENS
-  LARGE RECEPTION ROOM
-  PARTLY RENOVATED / SCOPE TO IMPROVE

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



Smithfield Road
Approximate Floor Area
1599.08 Square feet 148.56 Square metres (Excluding 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.

Location

The property is in the popular Cox Green 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 nearby schooling options as well as day to day amenities such as convenience stores within walking distance too. Of particular interest is Lowbrook Academy which the property is within the catchment area for.

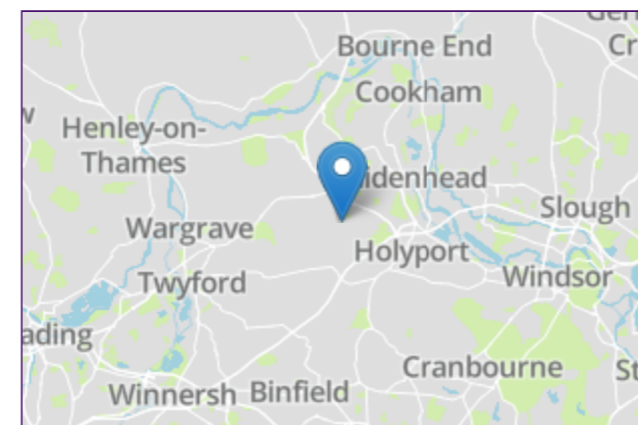
Transport

Commuter services are excellent with the town's mainline railway station providing fast services to London Paddington. The station also forms part of the Crossrail

network offering direct links into the heart of the Capital, including Canary Wharf in 55 minutes. The A404 is within 1 mile and links to both the M40 (J4) and the M4 (J8/9), which provide access to Heathrow, London, The West Country and the M25.

External

To the front of the property there is driveway parking for 2/3 vehicles with side gate leading to the rear. The sunny back garden is fully enclosed has an area of lawn surrounded by pathway with patio area. There is a garden shed and brick walling.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			