



A well presented modern home offering contemporary living in a highly convenient location less than 1 mile from Maidenhead Crossrail station








The accommodation includes a spacious living room, a fully fitted kitchen with integrated appliances and space for dining and three well-appointed bedrooms with ample storage. There is a downstairs wc and useful brick built storage in the garden.

Externally, there is a large private rear garden with plenty of space, also benefits from driveway parking for up to 2 cars.

Located within 1 mile walking distance of the town center and mainline station, this property is ideal for commuters and those seeking easy access to local amenities, shops, cafes, and schools.



Property Information

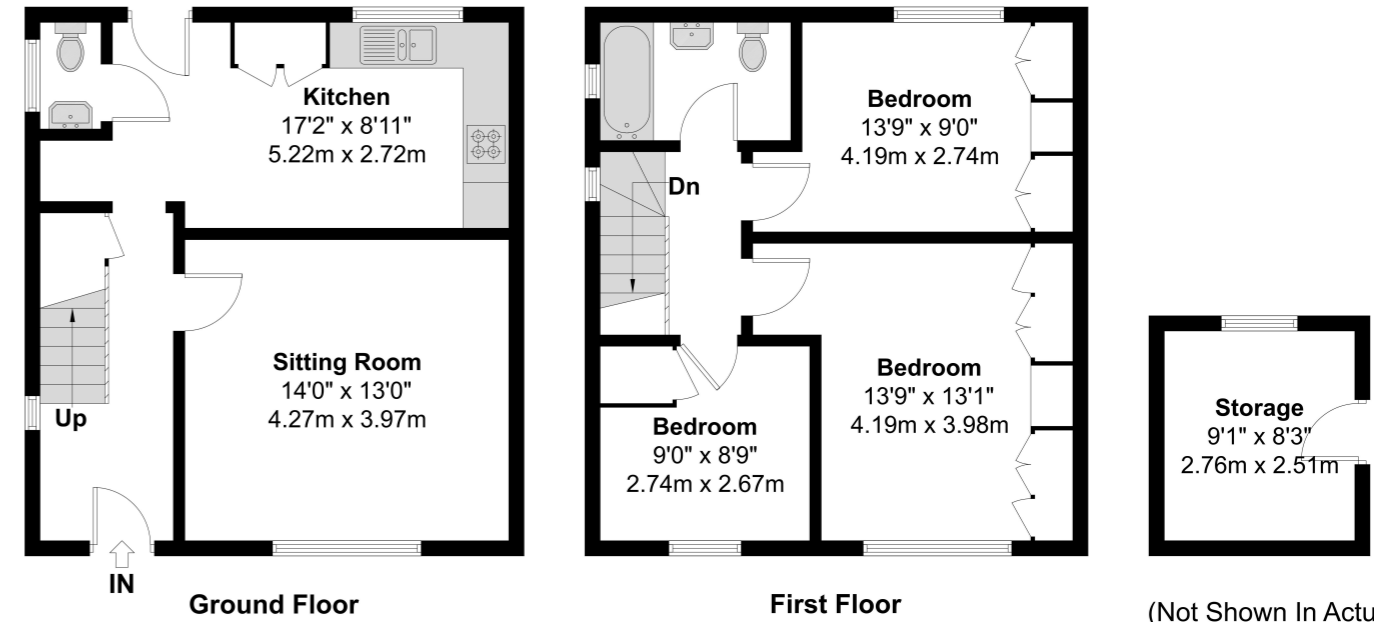
-  NO CHAIN
-  KITCHEN/DINER
-  CLOSE TO MAIDENHEAD AND CROSSRAIL STATION
-  LARGE PRIVATE GARDEN
-  THREE BEDROOMS
-  DRIVEWAY PARKING
-  CLOSE TO GOOD AND OUTSTANDING SCHOOLS

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

Floor Plan



Larchfield Road
 Approximate Floor Area = 83.98 Square meters / 903.95 Square feet
 Storage Area = 6.92 Square meters / 74.48 Square feet
 Total Area = 90.90 Square meters / 978.43 Square feet



(Not Shown In Actual Location / Orientation)

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

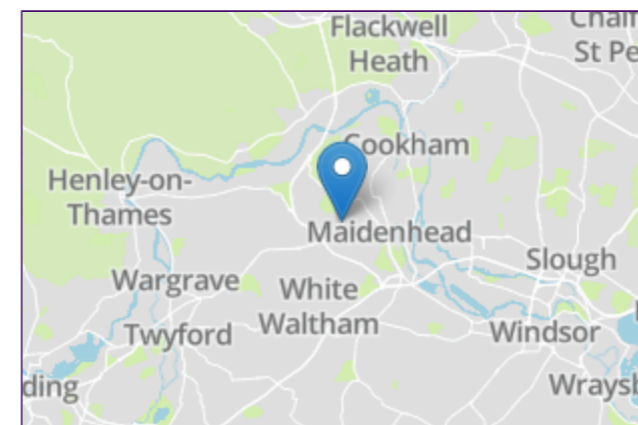
This property is conveniently located within walking distance of the town centre with Maidenhead Crossrail Railway station approximately 0.8 mile away, providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead now also benefits from being part of the Crossrail network with the Elizabeth Line offering direct services into Central and East London. For the commuter by car, junction 8/9 of the M4 via the A404(M) or A308(M) are within easy reach - providing access to the M25, Heathrow Airport, London and the West Country.

Schools And Leisure

There are numerous local sports clubs including Pinkneys Green Cricket Club which is just a stones throw from the property, 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 golf, an indoor swimming pool and Braywick Leisure centre, a multiplex cinema, shops and restaurants.

Council Tax

Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	78
(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			