



This spacious three bedroom semi-detached family house is ideally located just over a mile away from Maidenhead town centre and Train Station (Crossrail) and offers excellent scope for extension or re-development (STP). The ground floor includes a light and airy 18ft reception room with a functional gas fireplace, a separate kitchen/diner with views over the rear garden, a bay fronted further reception/bedroom four and a downstairs cloakroom. To the first floor there are three bedrooms and a large four piece family bathroom.

Externally, the south facing rear garden is well maintained, mostly set to lawn and extends to more than 100ft. The rear garden also benefits from a sheltered patio area perfect for outside dining and there is access via a gate to walking routes across the fields to Holyport and Fifield. There is also a garage/outbuilding and a green house. To the front of the property is a large driveway with off street parking for up to four cars.

There are a number of outstanding schools close by and the property can further benefit from a loft conversion and/or extension (STP) making this the perfect family home or investment.



Property Information

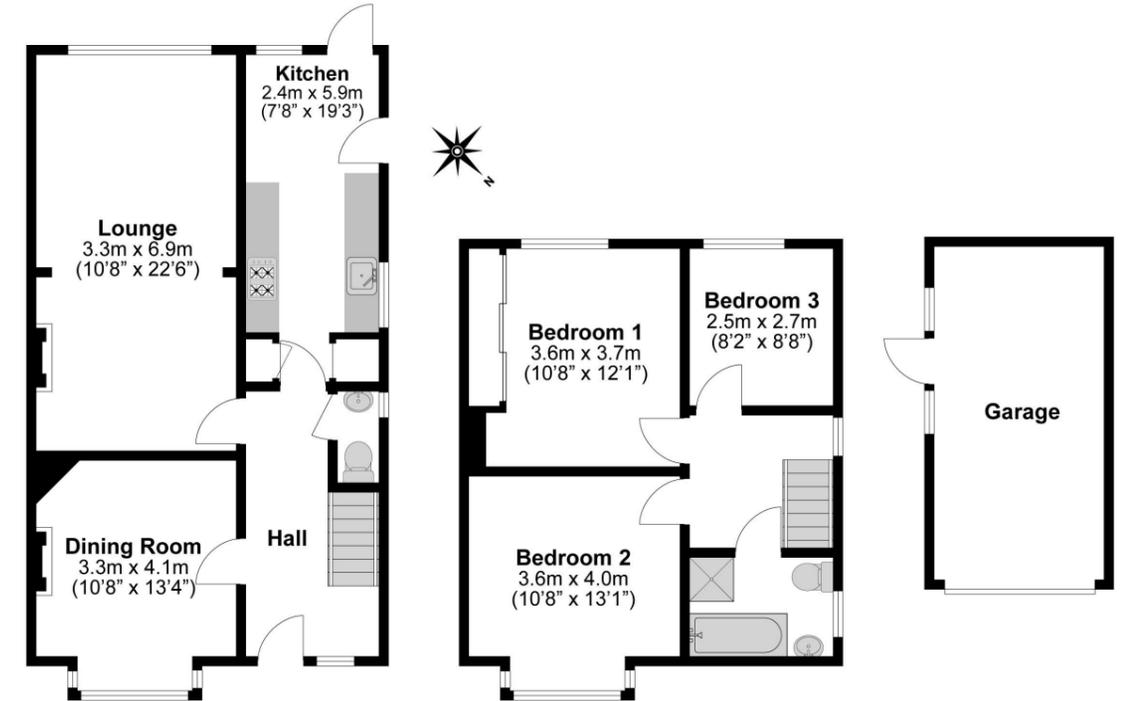
Floor Plan

-  POTENTIAL TO EXTEND (STP)
-  2 RECEPTIONS
-  PRIVATE DRIVEWAY
-  100FT + GARDEN
-  THREE BEDROOMS
-  1.5 MILES FROM TOWN CENTRE
-  DOWNSTAIRS WC
-  GARAGE
-  SCHOOL CATCHMENT LOCATION

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



Total Approximate Floor Area
1388 Square feet
129 Square metres



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.

External

The south facing rear garden is well maintained, mostly set to lawn and extends to more than 100ft providing excellent potential for extension. The garden also benefits from a sheltered patio area perfect for outside dining and there is access via a gate to walking routes across the fields to Holyport and Fifield. There is also a garage/outbuilding and a green house. To the front of the property is a large driveway with off street parking for up to four cars.

Location

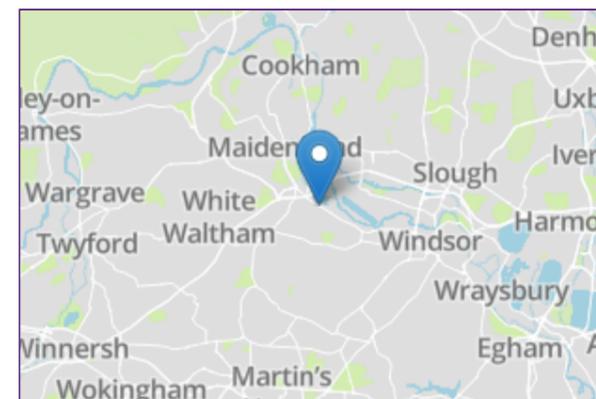
The property is in a popular part of Maidenhead just a short drive from the town centre and train station and within easy access to the A308 and M4. Bray village is just a short walk away providing an array of excellent and well renowned pubs and restaurants. Bray Lake is located across the road which provides excellent walking routes as well as many water sports

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. Maidenhead Riverside is within easy reach and offers many family orientated activities at Ray Mill Island. The local area has an array of walking trails with the villages of Holyport and Fifield a short distance away. Nearby amenities include golf, an indoor swimming pool and Braywick Leisure centre, a multiplex cinema, shops and restaurants.

Council Tax

Band E



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
A	(92+)		
B	(81-91)		85
C	(69-80)		
D	(55-68)	64	
E	(39-54)		
F	(21-38)		
G	(1-20)		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales			
<small>EU Directive 2002/91/EC</small>			