

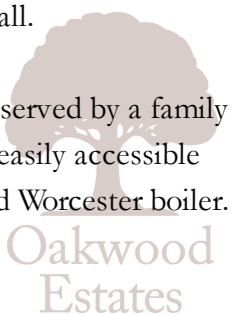


An attractive 1930s detached family home in a sought after residential road and backing onto Oaken Grove park. The property offers versatile accommodation with four/five bedrooms, a kitchen/breakfast room, three reception rooms, a conservatory, good sized utility, two shower rooms and a family bathroom. Outside there is a pretty front garden with driveway parking for two cars leading to the garage. To the rear, a large mature south facing garden attracts lots of wildlife with level lawn, a range of fruit trees, raised vegetable beds, summer house and a variety of floral abundance as well as a couple of ponds.
















On the ground floor, the front door leads to an Entrance Hall with stairs to first floor and under stairs storage. There is a front aspect Study/Bedroom Five and door to Kitchen / Breakfast Room with integrated dishwasher, fridge and a range of floor and wall mounted units set to ample work top incorporating a five ring gas hob with oven below and a sink unit. There is ample space for a breakfast table. The kitchen leads to the spacious Dining Room which overlooks the south facing garden via sliding doors and leads to the Library with Velux window and, in turn, a good sized Conservatory again with access to the garden. There is a Utility Room to the side with access to the garden and the Snug/Sitting Room featuring an open fireplace leads back to the hall.

Upstairs, the spacious landing provides access to the loft space and the four bedrooms which are served by a family bathroom and a shower room. The easily accessed loft is fully boarded and provides plenty of easily accessible storage and a boiler room with water softener, connections for the solar PV panels, mega flow and Worcester boiler.





-  AN ATTRACTIVE FAMILY RESIDENCE
-  FOUR/FIVE BEDROOMS
-  KITCHEN / BREAKFAST ROOM
-  UTILITY ROOM
-  DRIVEWAY PARKING
-  SOLAR PV PANELS
-  VIEWING RECOMMENDED
-  SOUGHT AFTER LOCATION
-  THREE/FOUR RECEPTION ROOMS
-  FAMILY BATHROOM & TWO SHOWER ROOMS
-  GARAGE
-  LARGE MATURE WELL STOCKED GARDEN
-  OVER LOOKING OAKEN GROVE PARK

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



**Oaken Grove**  
 Approximate Floor Area  
 1991.32 Square feet 185.0 Square metres (Excluding Garage)  
 Garage Area 155.65 Square feet 14.46 Square metres  
 Total Area 2146.97 Square feet 199.46 Square metres (Including 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 ideally located for the commuter, being less than 2 miles from Maidenhead Train Station which forms part of the Crossrail network and a short distance to the A308 providing access to the M4 and M40). Maidenhead is a large town in the Royal Borough of Windsor and Maidenhead, in Berkshire offering a good range of well known High Street retailers, complimented by a wide variety of independent and specialist stores. Maidenhead is a busy commuter town with excellent road and rail links making it a sought after location for businesses. The town boasts a thriving pharmaceutical and telecommunications presence with names such as 3 mobile, Glaxo Smith Kline and Adobe. Maidenhead train station is served by local services operated by First Great Western from London Paddington to Reading, and is also the junction for the Marlow Branch Line. Maidenhead is included within the Crossrail scheme.

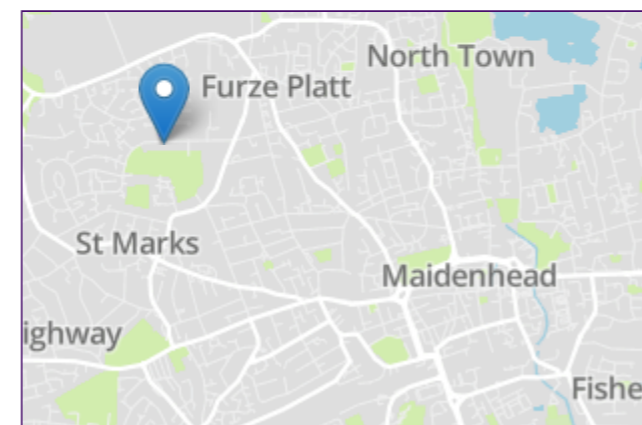
Infant and Courthouse Junior School and the ever popular Oaken Grove Park. There are numerous sports clubs including tennis, rugby, rowing and football, various fitness centres and racing at Ascot and Windsor. The River Thames can also be accessed at Maidenhead, which is within easy reach. The local area has many walking trails, including the National Trust woodland at Maidenhead Thicket and Pinkneys Green. Nearby amenities include the newly opened Braywick Leisure Centre, a multiplex cinema, shops and restaurants.

**Outside**

To the front of the property, there is driveway parking for two cars leading to the garage and front door and side access. To the rear, the mature garden provides a variety of floral abundance with patio leading to the level lawn surrounded by well stocked beds providing interest which lead past the pond with beautiful koi carp, to the rear where there are vegetable beds, a summer house and a wild garden which attracts plenty of wildlife, the garden backs onto Oaken Grove Park and is an attractive feature of the property.

**Schools And Leisure**

The surrounding area provides excellent schooling for children of all ages both in the private and state sector. The property is within walking distance of Furze Platt



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	70	78
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	