



Situated in the popular Belmont/College area is this lovely light and characterful three bedroom DETACHED family home. The property benefits from two reception rooms, driveway parking, a rear garden and scope to enlarge if required STPP. Further features include; high ceilings, lovely fireplaces, solid wood flooring and original doors.

To the front of the property there is a driveway and area of lawn enclosed by mature hedgerow and a low brick wall. The front door, with courtesy porch, leads to the Hallway with doors to all rooms and stairs to first floor. The under stairs storage has plumbing for a washing machine. The Living Room has a lovely feature fireplace and bay window overlooking the front garden. The Dining Room, also with feature fireplace has sliding doors to the private garden. The Kitchen is fitted with a range of floor and wall mounted units set to ample work top and incorporating sink unit, space and plumbing for dishwasher, electric hob, boiler, space for a fridge/freezer and side access to the garden. There is space for a breakfast table.

Upstairs landing gives access to the loft space. There are two good sized double bedrooms & a single bedroom all served by a family bathroom.

There is scope to extend to the side and/or potential to convert the loft space, subject to the usual consents.

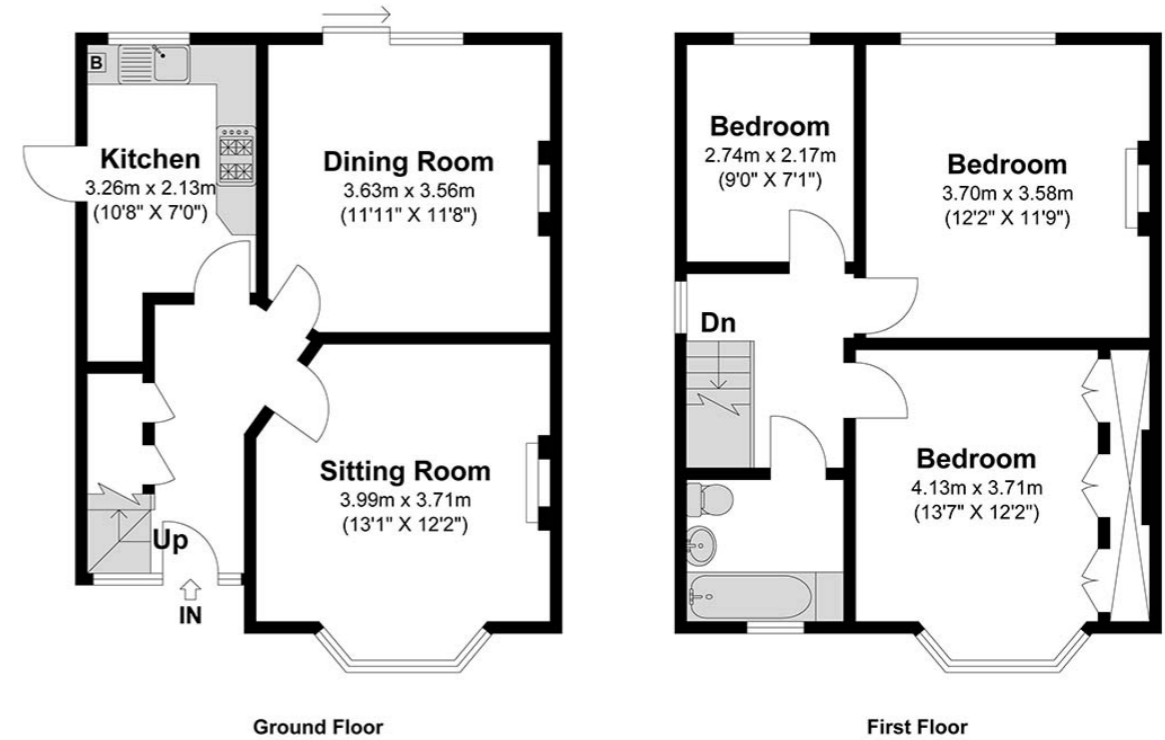


-  CHARMING DETACHED FAMILY HOME
-  THREE BEDROOMS
-  PERIOD FEATURES INCLUDING FIREPLACES AND ORIGINAL DOORS
-  FRONT AND REAR GARDENS
-  SCOPE TO ENLARGE STPP
-  WALKING DISTANCE OF MAIDENHEAD TOWN & CROSSRAIL
-  POPULAR LOCATION
-  TWO RECEPTION ROOMS
-  KITCHEN
-  DRIVEWAY PARKING
-  WEST FACING GARDEN
-  VIEWING RECOMMENDED

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



Belmont Vale
Approximate Floor Area
919.34 Square feet 85.41 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.

Outside

To the front there is an enclosed front garden laid to lawn and screened by mature hedges and low brick wall. The driveway leads down the side of the property via a secure gate. To the rear, the west facing garden is mainly laid to lawn with mature trees to the boundary offering privacy and seclusion. There is scope to enlarge the property subject to the usual consents.

Location

The property is ideally located for the commuter, being less than 1.5 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

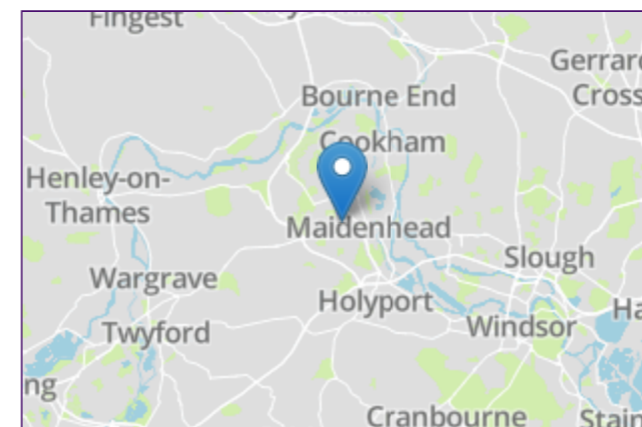
station is served by local services operated by First Great Western from London Paddington to Reading, and is also the junction for the Marlow Branch Line. Maidenhead is included within the Crossrail scheme.

Schools & 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. 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.

Council Tax

Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			