

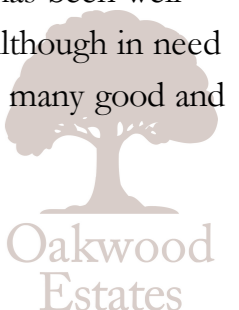










Located just a short walk from Newlands Girls School is an extended four bedroom period property which comes to the market with no onward chain complications. To the ground floor are two reception rooms, an extended kitchen with space for dining and access to the garden and a good sized bathroom with wc and space for a shower

On the second floor are two double bedrooms over looking the front and to the rear is a large single bedroom, the principal bedroom with en suite bathroom and the modern family bathroom

Externally, the sunny patio leads to the large private garden which is bordered with mature shrubs and trees and there is well sized garage as well a driveway parking to the front.

Coming to the market for the first time in over 40 years, this characterful property has been well maintained with new windows recently being installed along with repairs to the roof. Although in need of modernisation, this well positioned property would suit those wishing to be close to many good and outstanding schools



-  NO CHAIN
-  CLOSE TO SHOPS AND AMENITIES
-  TWO BATHROOM (1 EN-SUITE)
-  LONG GARDEN
-  WALKING DISTANCE TO NEWLANDS GIRLS SCHOOL
-  FOUR BEDROOMS
-  DETACHED GARAGE
-  DRIVEWAY PARKING

					
x4	x2	x2	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Highway Road
 Approximate Floor Area = 117.18 Square meters / 1261.31 Square feet
 Garage Area = 19.24 Square meters / 207.09 Square feet
 Total Area = 136.42 Square meters / 1468.41 Square feet

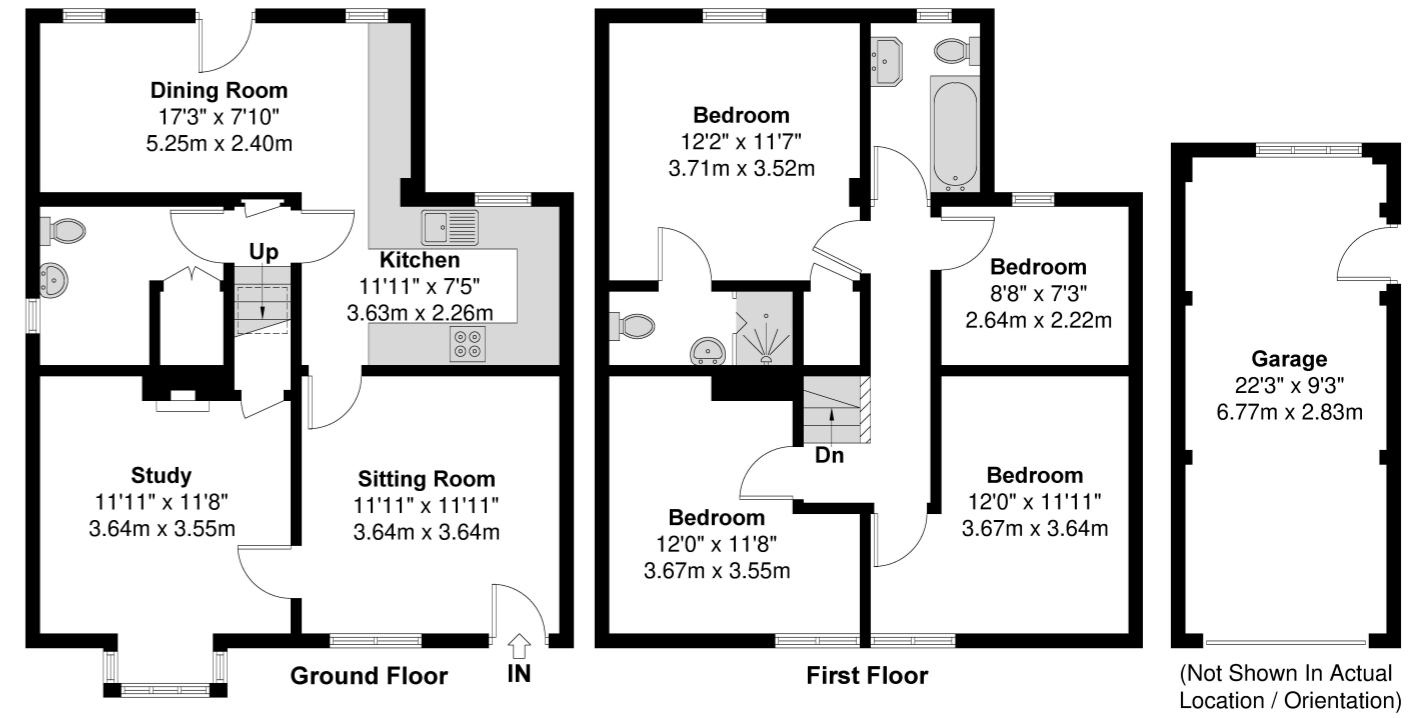


Illustration for identification purposes only, measurements are approximate, not to scale.

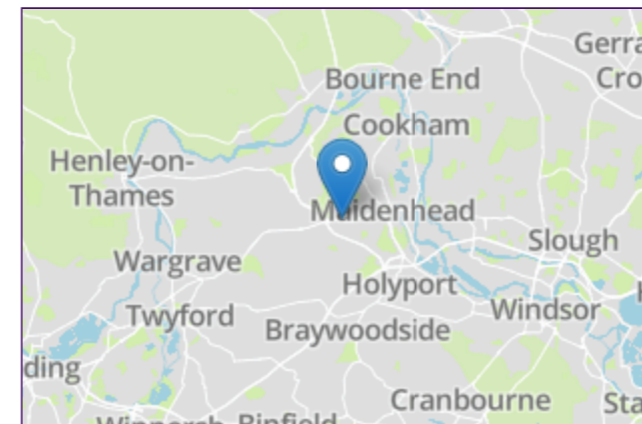
Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are 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

The property is situated in a popular 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 excellent schooling nearby including Newlands Girls School as well as day to day amenities such as a convenience store, a post office and laundrette within walking distance

Schools And Leisure

There are numerous local sports clubs close by including 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 to Windsor and Cookham. Nearby amenities include numerous golf courses, the newly built Braywick Leisure centre, a multiplex cinema and a good selection of shops and restaurants.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			