



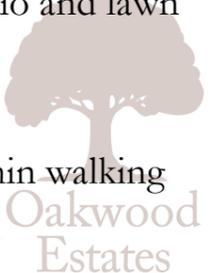
This charming and tastefully presented two double bedroom Victorian semi detached period home is stylishly finished throughout.

The well presented accommodation is arranged over two floors and includes a sitting room with feature fireplace, a spacious dining area/family room which opens on to the well equipped kitchen with access to the rear garden.

To the first floor, two good sized double bedrooms and a family bathroom. There is also a loft space with potential to extend (subject to planning permission).

Externally there is a small front garden and a lovely rear garden with patio and lawn area.

This delightful property is located in a popular residential area and within walking distance of the train station (Elizabeth line) and town centre.



-  VICTORIAN TWO BED HOUSE
-  CHARACTER AND CHARM THROUGHOUT
-  WALKING DISTANCE TO TRAIN STATION (ELIZABETH LINE)
-  TWO DOUBLE BEDROOMS
-  GOOD CONDITION THROUGHOUT
-  PRIVATE REAR GARDEN
-  COUNCIL TAX - BAND C
-  EPC - D

					
x2	x2	x1	0	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

**Schools And Leisure**

There are numerous local 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 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 numerous golf courses, the new Braywick Leisure centre, a multiplex cinema, shops and restaurants. There are also a number of good and outstanding schools close by.

**Location**

This property is conveniently located within

a short walk to the Town Centre. The Railway station is 0.9 miles away - providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead Riverside and Ray Mill Island are also close by, offering a good selection of family activities. The property is well located for access to the M4 and M40 via the A404 making commuting into London and the West Country very easy.

**Council Tax**  
Band C



**Risborough Road**  
Approximate Floor Area = 81.78 Square meters / 880.27 Square feet

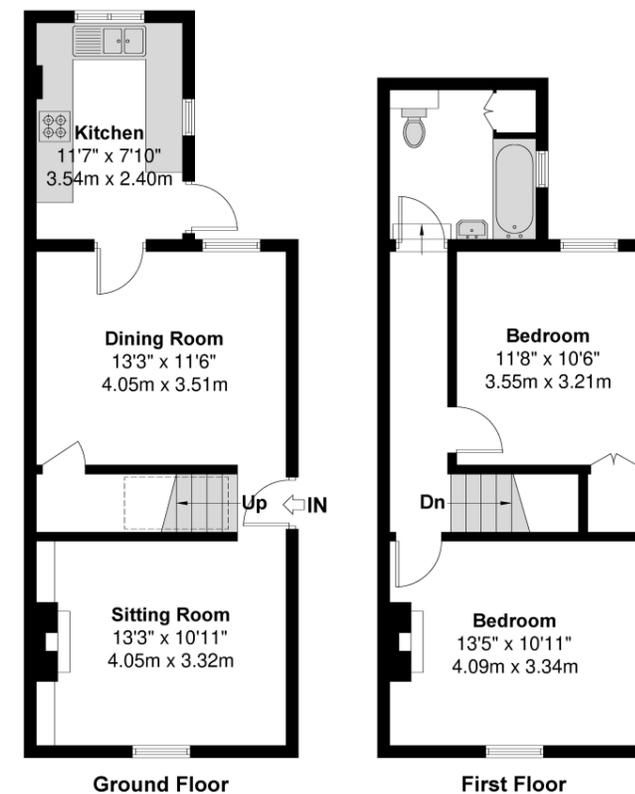


Illustration for identification purposes only, measurements are approximate, not to scale.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			81