



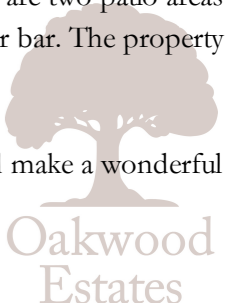
Superbly designed and renovated by the current owners this FOUR double bedroom detached family home comes to the market in excellent turn key condition. Located in an ideal setting, close to all the major access routes of Maidenhead this stunning property offers ample and versatile living and entertaining space over two floors

To the ground floor, the elegant hallway leads to a stylish and well appointed kitchen/diner with bi fold doors providing access to the patio and garden. Within the kitchen, there is a central island, an array of floor to ceiling cupboards and space for large formal dining table. Behind the kitchen is a very useful utility room leading to the garage which has been converted into a gym/storage space. The main reception room is highlighted by a feature fireplace and enjoys views out onto the garden, there is also a spacious bedroom with fully fitted en suite bathroom, a further reception room and a wc.









From the hallway, an oak staircase leads up to the first floor where there are two well sized bedrooms both with built in storage and a well appointed family bathroom. The principal bedroom has a real wow factor and benefits from a lovely dual aspect, a dressing area and a large en suite bathroom

Externally, the south facing garden is mainly set to lawn bordered with mature shrubs and trees and there are two patio areas to enjoy. Under a wooden pagoda which benefits from lighting and power, there is space for a hot tub or bar. The property also features a gated entrance, ample parking and CCTV

This immaculately presented property has been expertly finished to an exacting standard and we feel would make a wonderful home for the contemporary family

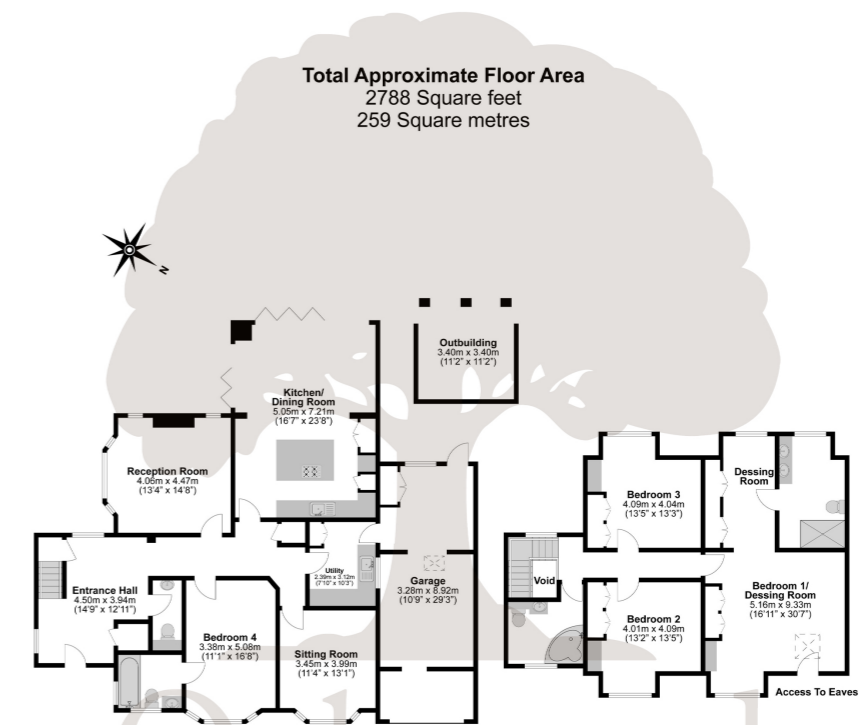


## Property Information

-  FIVE LARGE DOUBLE BEDROOMS
-  ELECTRIC GATES AND CCTV
-  PLENTIFUL STORAGE
-  LARGE WELCOMING HALLWAY
-  LARGE UTILITY/ STORAGE ROOM
-  LARGE PRIMARY ROOM WITH DRESSING ROOM AND EN-SUIT
-  GARAGE & DRIVEWAY
-  SOUTH FACING GARDEN

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

## Floor Plan



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

Oakwood Estates

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.

### Schools And Leisure

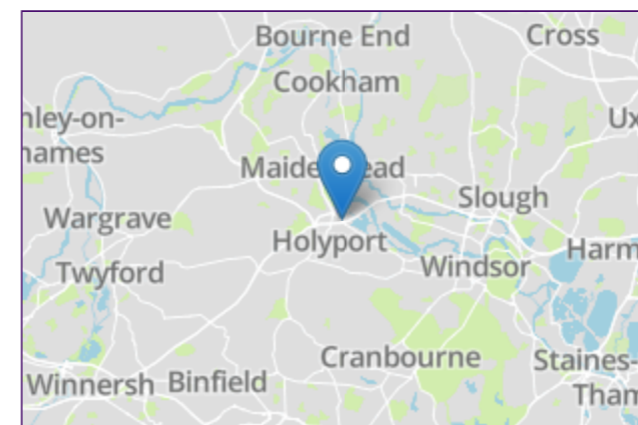
The surrounding area provides excellent schooling for children of all ages both in the private and state sector. There are numerous sports clubs including tennis, rugby, rowing and football, various fitness centres and racing at Ascot and Windsor. Maidenhead Riverside is within easy reach and offers 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 a selection of excellent golf courses, the newly built Braywick Leisure centre, a multiplex cinema and many well regarded restaurants.

### 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 watersports.

### Council Tax

Band F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	