

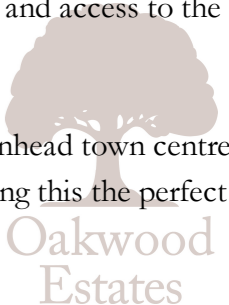





This extended five bedroom detached family home situated in a prime residential area of Maidenhead provides flexible accommodation in excess of 2875 sq ft. To the ground floor is a welcoming hallway leading to a wonderfully light and bright reception room with patio doors on to the garden and opening on to the spacious dining area. There is also a modern kitchen with granite worktops which provides the perfect space for dining and entertaining and leads through to second large reception room with patio doors on to the garden and access to a downstairs shower meaning it could also be used as guest accommodation. The layout also includes spacious a utility room, downstairs WC and access to the garage.

To the first floor the dual aspect principal bedroom features a contemporary en-suite bathroom with plenty of space for wardrobes and bedroom furniture. The four further bedrooms are all well proportioned and there is a family bathroom with jacuzzi bath.

Externally, the rear garden consists of a wide patio leading to lawn area bounded by shrub borders providing privacy, perfect for outdoor entertaining. To the front, the carriage driveway has parking for multiple cars and access to the garage.

This versatile property is ideally located in a sought after area being just a short drive from Maidenhead town centre and the Crossrail station. There are also a number of good and outstanding schools close by making this the perfect family home.



-  FIVE BEDROOM DETACHED FAMILY HOUSE
-  CARRIAGE DRIVEWAY
-  IN EXCESS OF 2,800 SQ. FT.

-  THREE BATHROOMS
-  THREE RECEPTION ROOMS
-  FLEXIBLE & SPACIOUS ACCOMMODATION

					
x5	x3	x3	x8	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Switchback Road North
 Approximate Floor Area = 245.12 Square meters / 2638.44 Square feet
 Garage / Storage Area = 22.07 Square meters / 237.55 Square feet
 Total = 267.19 Square meters / 2875.99 Square feet

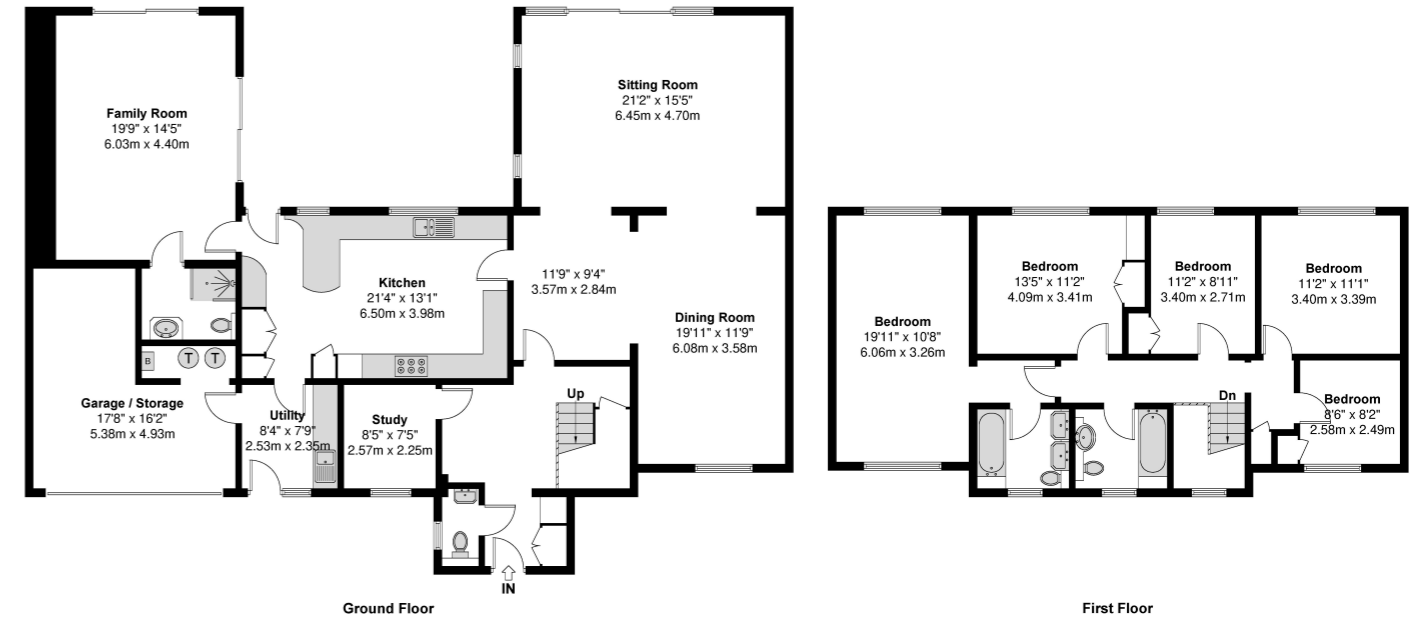


Illustration for identification purposes only, measurements are approximate, not to scale.

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

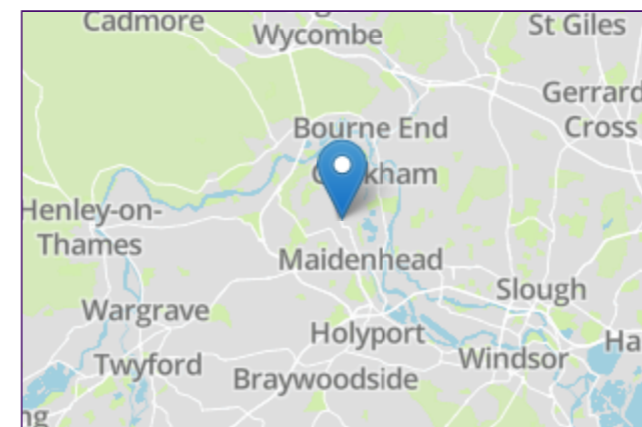
This property is conveniently located within 0.7 miles of Furze Platt Railway station - providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead also benefits from being part of the Crossrail network and the ongoing redevelopment of the town centre. For the commuter by car, junction 8/9 of the M4 via the A404(M) or A308(M) are within easy reach - providing access to the M25, Heathrow Airport, London and the West Country.

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, Braywick Leisure centre, a multiplex cinema, shops and restaurants. There are also a number of good and outstanding schools close by including Furze Platt Junior and Senior Schools.

Council Tax
Band G

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			