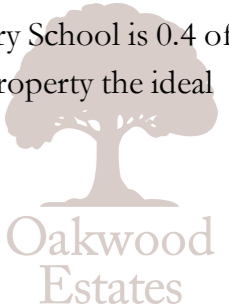




This contemporary and well designed three double bedroom semi detached house comes to the market in superb condition and is ideally located within Oldfield School Catchment and easy reach of Maidenhead Town Centre and Train Station. To the ground floor is a porch leading onto a 16ft reception room, downstairs wc and a 16ft kitchen/diner with french doors out onto a south facing raised decked seating area. On the first floor is a light and bright 16ft master bedroom with en suite, two further double bedrooms and a well appointed family bathroom.

Externally, there is an attractive and easy to maintain garden with side access to the front of the property. To the rear of the garden is direct access to an 18ft garage, an allocated parking space and further parking. The property is part of the popular Kingsquarter development and benefits from secure gated access to the rear as well as access to the communal grounds and children's play area. The current owners have permitted development to extend STP and increase the footprint to include a fourth or fifth bedroom and a private gated area for parking. The River Thames and Ray Mill Island are a short walk away and both Maidenhead town centre and the Elizabeth Line railway station are just under a mile away. Oldfield Primary School is 0.4 of a mile away and there are many other good and outstanding schools close by making this property the ideal family home



Property Information

-  MASTER BEDROOM WITH EN SUITE
-  CLOSE TO MAIDENHEAD TOWN CENTRE AND STATION
-  GARAGE
-  GATED AND SECURE DEVELOPMENT
-  THREE DOUBLE BEDROOMS
-  OPEN PLAN KITCHEN/DINER
-  ALLOCATED PARKING
-  SOUTH FACING GARDEN
-  OLDFIELD PRIMARY SCHOOL CATCHMENT

					
x3	x1	x2	0	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Location

This property is conveniently located within a short walk to the Town Centre and Railway station - providing fast links into London Paddington (fast trains approx. 20 minutes). The River Thames and Ray Mill Island are also close by providing access to the Thames Path and other popular walking routes. Maidenhead benefits from being part of the Crossrail Development and the town centre is currently undergoing redevelopment. 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.

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, Braywick Leisure centre, a multiplex cinema, shops and restaurants. There are also a number of good and outstanding schools close by including Oldfield Primary School

External

To the front of the property is off street parking and steps leading up to the front door. To the rear is a south facing raised decked seating area, a good sized garden with access to the garage and allocated parking. There is also access to the communal children's play area

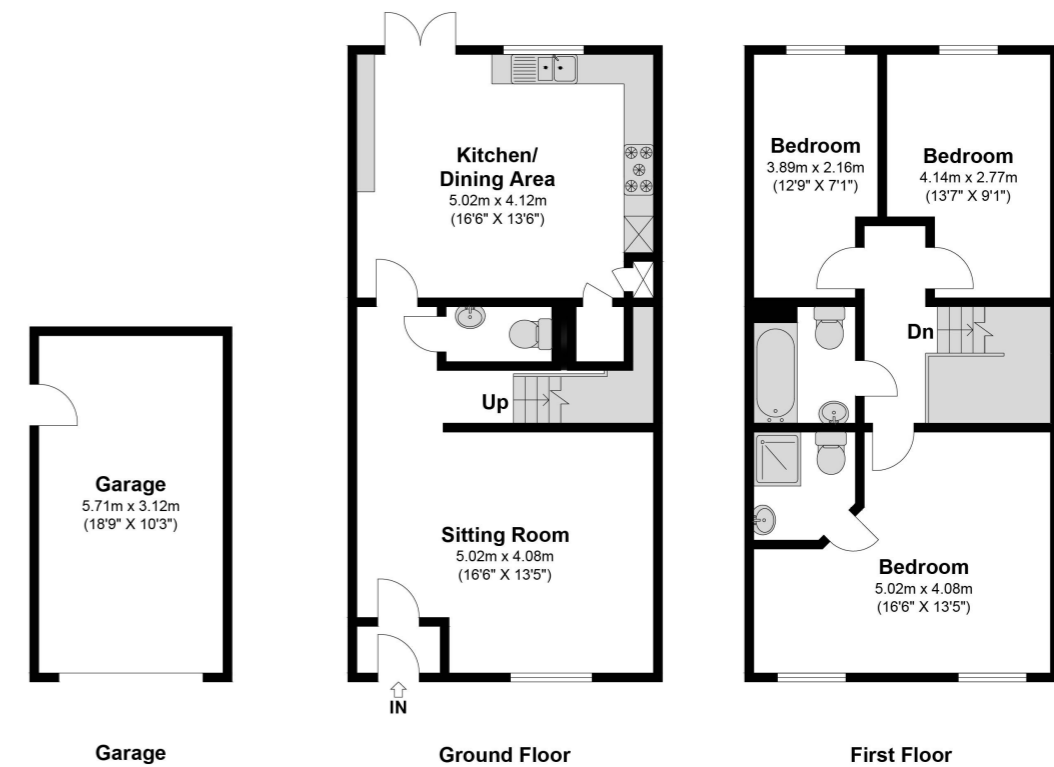
Council Tax

Band F

Floor Plan

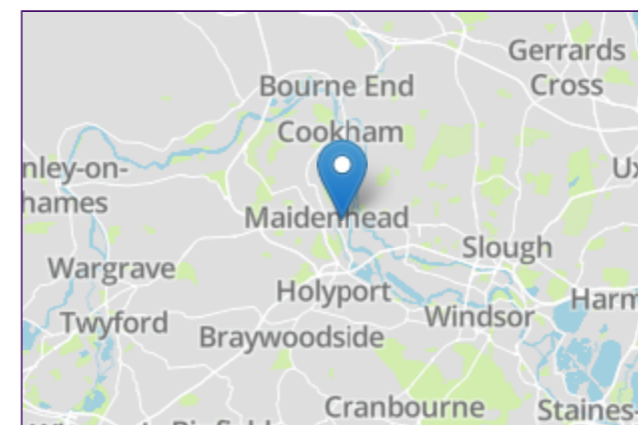


Oldfield Road
 Total Approximate Floor Area
 1131.50 Square feet 105.12 Square metres (Excluding Garage)
 Garage Area 191.81 Square feet 17.82 Square metres



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	89
(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	