



This beautifully presented property comes to the market in turn key condition and is just a short distance from Maidenhead Crossrail Station and a number of good and outstanding schools. To the ground floor is a large welcoming hallway with downstairs wc, a front reception room with bay window, a further light and bright reception room and spanning the width of the back of the property is a stunning family space incorporating a newly fitted contemporary kitchen and open plan dining space with french doors out onto the garden.

To the first floor is the elegant principal bedroom which is generous in size and features a stylish en suite bathroom. There are two equally sized double bedrooms to the rear with views overlooking the garden, a further double bedroom and a modern family bathroom

Externally, the south facing private garden is mainly laid to lawn with a decked seating area and a new home office which is fully insulated and benefits from heating and fast broadband. To the front of the property is off street parking for multiple cars

This superb property is ideally located for the commuter as well as those wishing to benefit from the excellent schooling in Maidenhead making it the perfect family home



-  DRIVEWAY PARKING
-  OPEN PLAN KITCHEN/DINER
-  DOWNSTAIRS WC
-  FOUR BEDROOMS
-  GARDEN HOME OFFICE
-  TWO RECEPTION ROOMS
-  MAIN BEDROOM WITH ENSUITE
-  CLOSE TO A NUMBER OF GOOD SCHOOLS

					
x4	x2	x2	x3	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

**Location**

The property is ideally located for the commuter, being only 1 mile from Maidenhead Train Station which forms part of Crossrail and a short distance to the A404 providing access to the M4 and M40. Maidenhead is a large town in the Royal Borough of Windsor and Maidenhead offering a good range of well known High Street retailers, complimented by a wide variety of independent and specialist stores. The town is currently under regeneration with a new shopping experience in development alongside the addition of many new bars and restaurants

**Schools And Leisure**

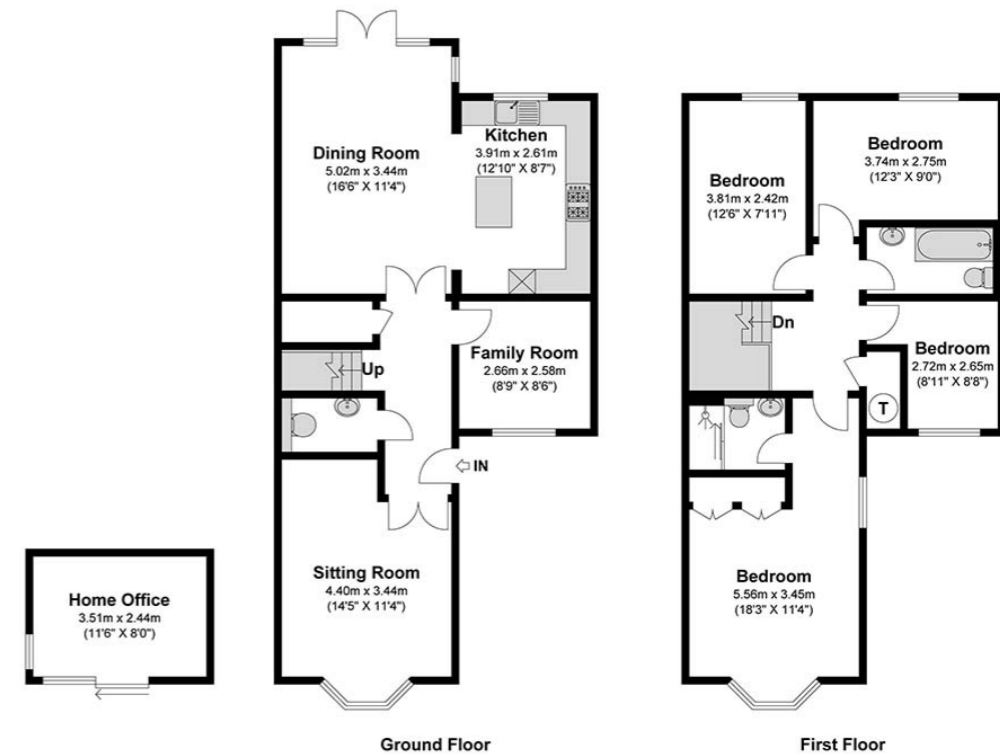
The property is located within catchment and walking distance of Newlands Girls School and there is a good selection of other good and outstanding schools very close by including St. Edmund Campion Catholic School and Claires Court Independent School. There are numerous local sports clubs including tennis, 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 newly built Braywick Leisure centre, a multiplex cinema, shops and restaurants.

**Council Tax**

Band E

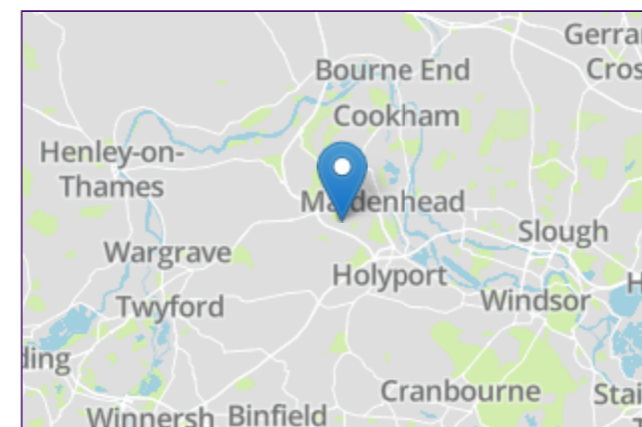


**Altwood Road**  
 Approximate Floor Area  
 1320.19 Square feet 122.65 Square metres (Excluding Outbuilding)  
 Outbuilding Area 92.13 Square feet 8.56 Square metres  
 Total Area 1412.32 Square feet 131.21 Square metres (Including Garage)



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	69	74
(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	