



A truly stunning and contemporary home located in a popular residential location within walking distance of Maidenhead town centre and railway station.

This hi-tech, energy efficient property has underfloor heating throughout and provides a reception hall, large open plan kitchen/dining/living room, three bedrooms, two bath/shower rooms, fully enclosed low maintenance rear garden, gated driveway parking for multiple cars.



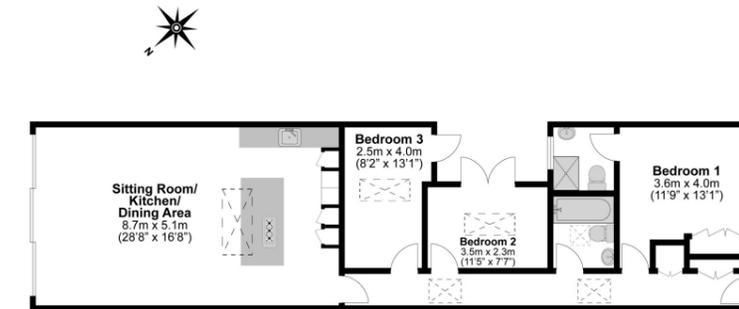
Property Information

-  ONE OFF CONTEMPORARY HOME
-  3 BEDROOMS
-  LARGE OPEN PLAN KITCHEN/LIVING/DINING ROOM
-  UNDERFLOOR HEATING THROUGHOUT
-  EPC - B
-  WALKING DISTANCE OF MAIDENHEAD CENTRE AND RAILWAY STATION
-  2 BATH/SHOWER ROOMS
-  GATED DRIVEWAY
-  ATTRACTIVE LOW MAINTENANCE REAR GARDEN
-  AIR SOURCE HEAT PUMP

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

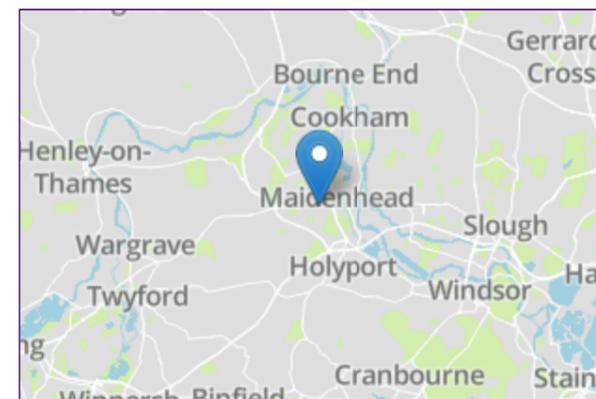
Floor Plan

Total Approximate Floor Area
1053 Square feet
98 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		94
(81-91)	B	83	
(69-80)	C		
(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	

External

To the rear the garden is accessed via the modern sliding doors which lead to a paved terrace with footpath leading down the garden. The terrace also provides access to level lawn which is bounded by contemporary fencing and part brick walls with flower and shrub borders. To the front the property is approached via a secure gated entrance enclosed by panelled fencing and walled borders providing driveway parking for multiple vehicles.

Location

The property is situated in a popular residential location just 0.4 miles from the town centre and 0.5 miles from the Crossrail train station and with easy access to the A404M and M4. There is an excellent selection of nearby schooling options including Claires Court Senior School and Highfield Coeducational School

Council Tax

Band D

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. The River Thames can also be accessed at Maidenhead, which is within easy reach. The local area has many walking trails, including the National Trust woodland at Maidenhead Thicket and Pinkney's Green. Nearby amenities include golf, an indoor swimming pool and Braywick Leisure centre, a multiplex cinema, shops and restaurants.