

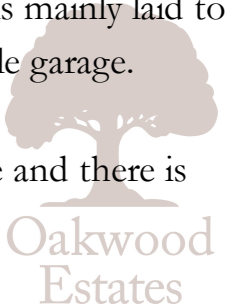










An ideally located three bedroom detached property which comes to the market with no onward chain complications. To the front of the property is a front garden, with driveway parking for one car. The front door opens to the entrance porch with a door leading to the reception room and stairs that lead to the first floor. The generously proportioned sitting room floods natural light in from the large window and features a fireplace and solid wood parquet flooring. The dining room also has parquet flooring and patio doors onto the garden. This leads on one side to a kitchen fitted with a range of eye and base level units and to the other side a spacious utility room.

The first floor has three well proportioned bedrooms, two benefitting from built in storage and a three piece family bathroom.

The private rear garden has a large patio area with space for table and chairs and is mainly laid to lawn, with side access. To the front alongside the driveway parking is a single garage.

This property provides a great option for someone looking to buy family home and there is potential to extend subject to planning permission.



-  DETACHED THREE BEDROOM HOUSE
-  NO CHAIN INVITING A QUICK SALE
-  POTENTIAL TO EXTEND (S.T.P.P)
-  COUNCIL TAX E
-  DRIVEWAY PARKING
-  UTILITY ROOM
-  EPC - D
-  GARAGE

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

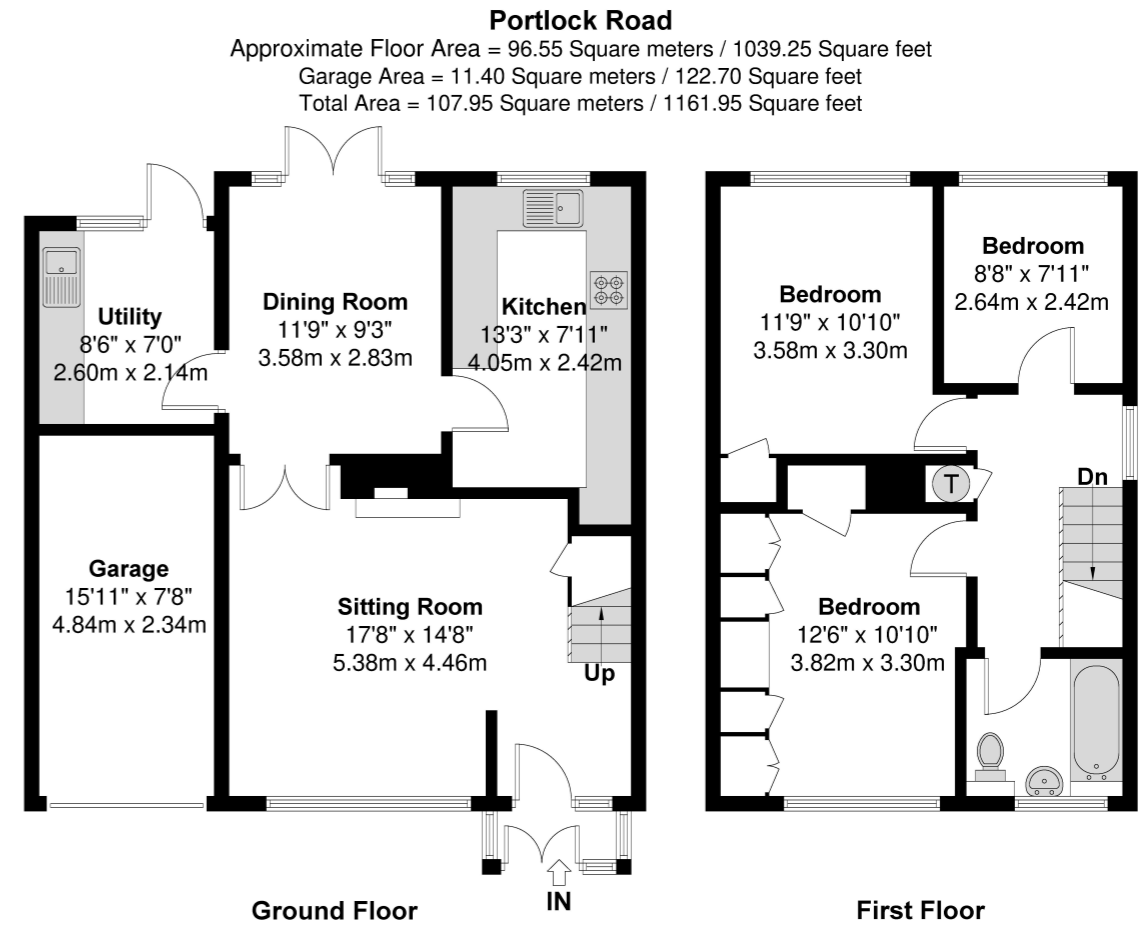


Illustration for identification purposes only, measurements are approximate, not to scale.

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

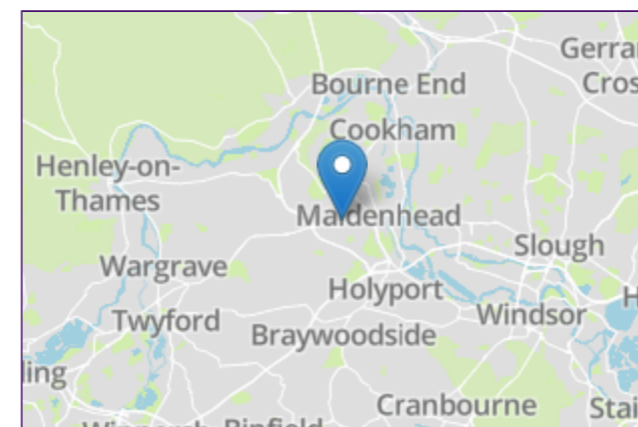
The property is in a popular residential area of Maidenhead, less than a 5 minutes' drive or 20 minute walk from the town centre and train station and with easy access to the A404M and M4. There is a selection of nearby day to day amenities such as a convenience store, florist and community cafe within walking distance.

Schools And Leisure

The property is located within catchment and walking distance of Newlands Girls School and Furze Platt Secondary School and there is a good selection of other good and outstanding schools very close by. 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	81
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			