



This beautifully presented semi-detached 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 . There are two equally sized double bedrooms to the rear with views overlooking the beautiful garden, and a modern family bathroom.





Externally, the south facing private garden is mainly laid to lawn with a decked seating area. Garden is a huge selling point with a beautifully presented vegetable patch along with a tranquil forest area in the garden. With 3 sheds in total all with plenty of room for storage. To the front of the property is off street parking for multiple cars.

Plenty of room for scope in the loft or to the side of the property, ensuring you can add value and size to the property if required (STPP).

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



-  * EASY ACCESS TO M4/A404M/M4/M25 MOTORWAYS AND HEATHROW AIRPORT .
-  LOFT WITH POTENTIAL TO CONVERT
-  WALKING DISTANCE TO THE ELIZABETH CROSSRAIL TRAIN LINE
-  GARAGE & DRIVEWAY PARKING
-  DOWNSTAIRS CLOAKROOM
-  CLOSE TO WELL REGARDED SCHOOLS TO INCLUDE ST EDMUND CAMPION PRIMARY, ALL SAINTS JUNIOR, BOYNE HILL INFANTS AND ALTWOOD SENIOR SCHOOLS.
-  DRIVEWAY PARKING FOR SEVERAL CARS LEADING TO DETACHED GARAGE AND WORKSHOP
-  THREE DOUBLE BEDROOMS
-  * NEWLY FITTED OPEN PLAN CONTEMPORARY KITCHEN/DINING ROOM WITH FRENCH DOORS LEADING

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

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.

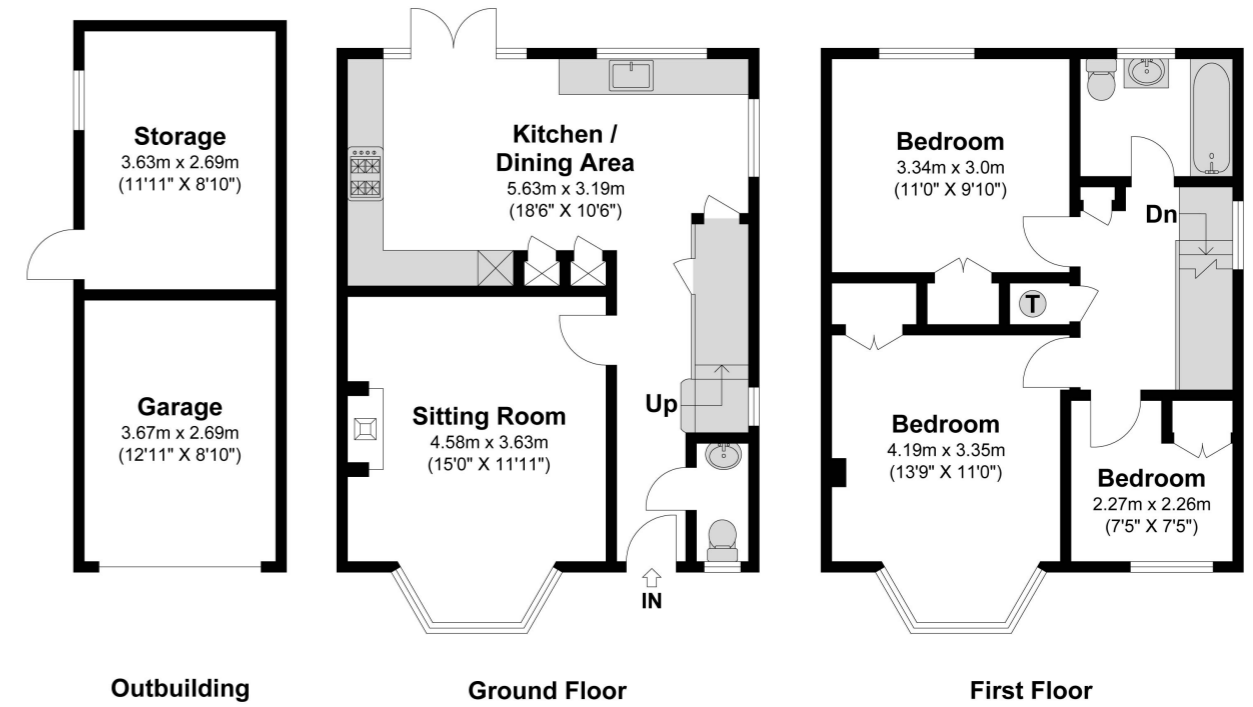
Location

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

Council Tax
Band D

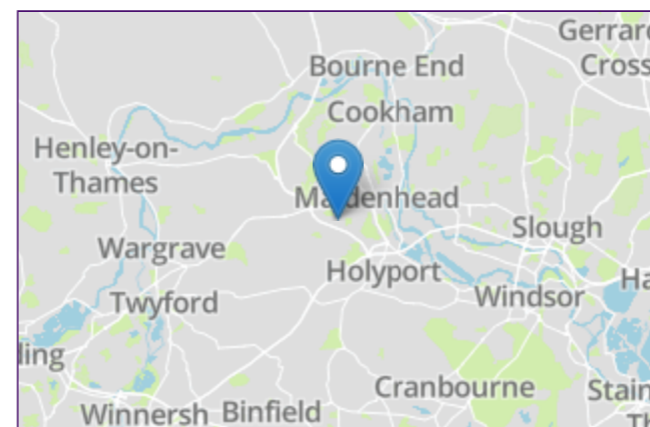


Graham Close
Approximate Floor Area
887.81 Square feet 82.48 Square metres (Excluding Outbuilding)
Outbuilding Area 215.70 Square feet 20.04 Square metres
Total Area 1103.51 Square feet 102.52 Square metres (Including Outbuilding)



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		85
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			