



An ideally located three bedroom mid terrace property which comes to the market with no onward chain complications. To the front of the property is the gated entrance and front garden. The front door opens to the entrance hall 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 two fireplaces. The kitchen has ample storage and a range of integrated appliances. A door leads from the kitchen to the conservatory where there are french doors opening to the private rear garden. To complete the ground floor is the family bathroom. The first floor has three well proportioned bedrooms, two benefitting from built in storage.

The private rear garden has a large patio area with space for a large table and chairs and steps down to the elongated lawned area.

This property provides a great option for someone looking to buy as a first time buyer, family home or a fantastic investment.



Property Information

Floor Plan

-  PRIVATE REAR GARDEN
-  SOUGHT AFTER LOCATION CLOSE TO POPULAR SCHOOLS
-  FANTASTIC INVESTMENT OPPORTUNITY
-  CLOSE TO MANY LOCAL AMENITIES
-  ****NO ONWARD CHAIN****
-  POTENTIAL TO EXTEND (STPP)
-  SOUGHT AFTER LOCATION
-  WALKING DISTANCE TO MAIDENHEAD TOWN CENTRE AND CROSSRAIL (ELIZABETH LINE)

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



Portlock Road
Approximate Floor Area = 86.28 Square meters / 928.71 Square feet

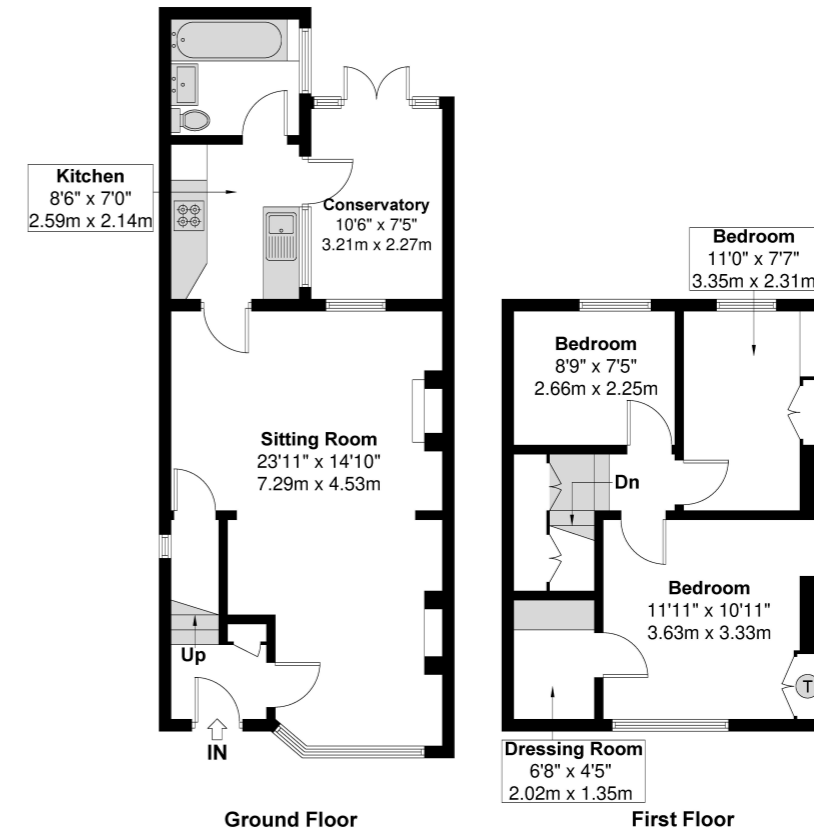


Illustration for identification purposes only, measurements are approximate, not to scale.

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

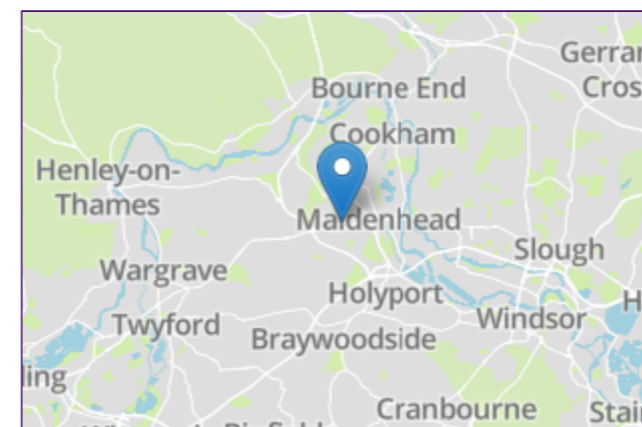
The property is in a popular residential area of Maidenhead, less than a 5 minutes' drive or 20 minute walk from the town centre and train station and with easy access to the A404M and M4. There is a selection of nearby day to day amenities such as a convenience store, florist and community cafe within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

Council Tax

Band D

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			