

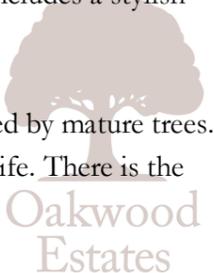


Impeccably maintained and still covered by over five years of its 10-year new build warranty, this exceptional home provides stylish contemporary living with a true sense of community, sitting within a secure gated development of just five properties. Built to a high specification with concrete flooring upstairs and solid block walls, it offers outstanding soundproofing and a premium finish throughout. Located in sought-after Bray Parish, it's within catchment for both Braywick Court School and Holyport College as well as other popular schools, and just a mile (approx. 20-minute walk) from Maidenhead Station with fast Elizabeth Line services into London — ideal for modern hybrid working. The exclusive location of the property is also a short walk to Braywick Leisure Center whilst offering privacy and security.

Inside, the spacious hallway leads to a showstopping kitchen/diner/family room featuring a central island, integrated appliances, generous living area, and patio doors to the rear garden. The separate living room enjoys dual-aspect windows and a feature fireplace, while a study, utility room, and W.C. complete the ground floor.

Upstairs offers four generous double bedrooms, all with fitted wardrobes. The main bedroom includes a stylish ensuite, while the family bathroom features both a bath and a separate shower.

Outside, the landscaped rear garden is a tranquil retreat with two patios and spacious lawn, framed by mature trees. To the side, a three-car driveway and single garage provide ample off-street parking for family life. There is the added benefit of no chain allowing the possibility of a quick sale.



-  WALKING DISTANCE TO MAIDENHEAD MAINLINE STATION AND CROSSRAIL (ELIZABETH LINE)
-  SITUATED IN BRAY PARISH, FOR BRAYWICK SCHOOL AND HOLYPORT COLLEGE CATCHMENTS
-  FOUR BED LINK DETACHED HOUSE
-  GARAGE
-  DRIVEWAY
-  UNDER NEW BUILD WARRANTY
-  UTILITY ROOM
-  TWO BATHROOMS AND ONE W/C
-  NO CHAIN INVITING A QUICK SALE

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



Oaklands Grove
 Approximate Floor Area = 155.38 Square meters / 1672.51 Square feet
 Garage Area = 16.12 Square meters / 173.51 Square feet
 Total Area = 171.5 Square meters / 1846.02 Square feet

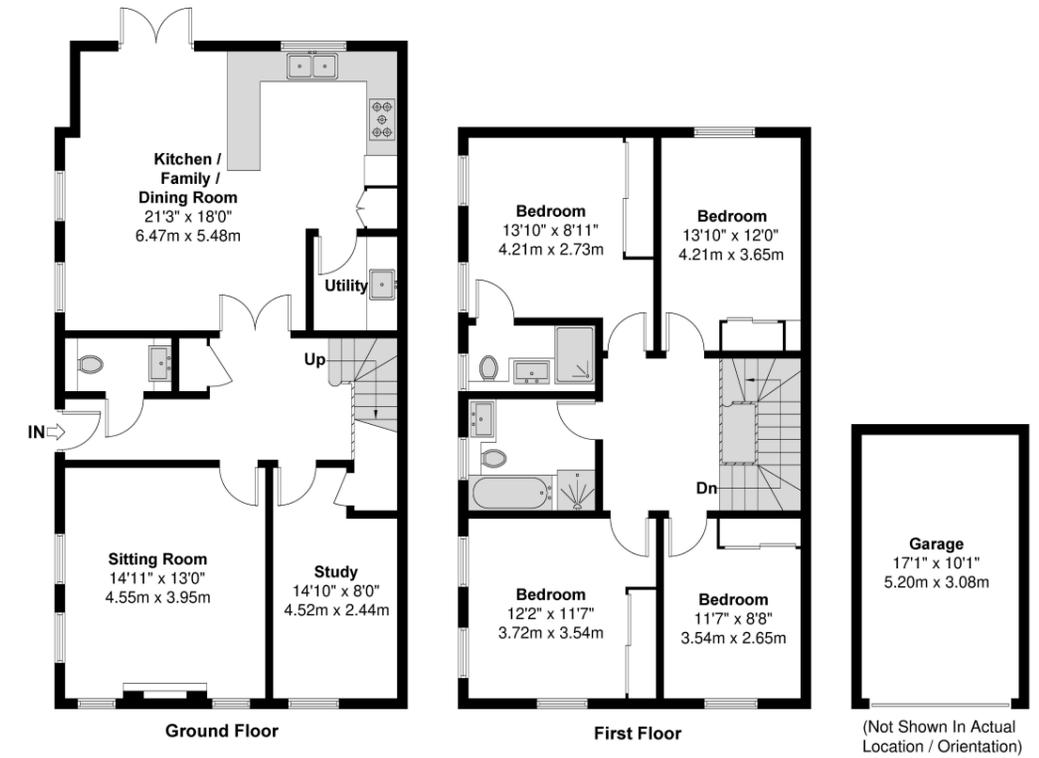


Illustration for identification purposes only, measurements are approximate, not to scale.

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

Situated in Bray Parish, for Braywick School and Holyport College catchments. The property is in a popular part of Maidenhead just a mile from the town centre and train station and within easy access to the A404 and M4. Bray village is just a short walk away providing an array of excellent and well renowned pubs and restaurants.

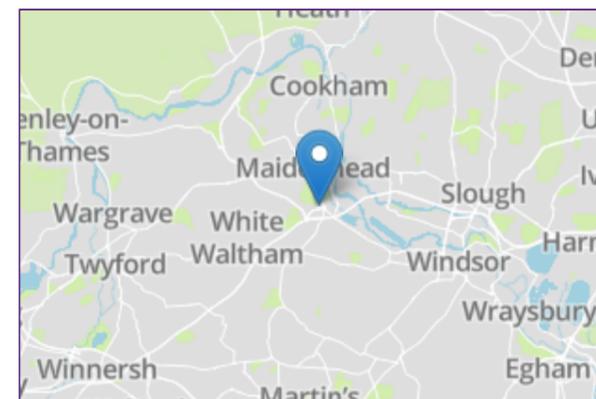
fitness centres and racing at Ascot and Windsor. The River Thames can also be accessed at Maidenhead, which is within easy reach. The local area has many walking trails, including the National Trust woodland at Maidenhead Thicket and Pinkney's Green. Nearby amenities include golf, an indoor swimming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

Schools And Lesiure

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

Council Tax

Band G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			