

Set back from the road and in need of updating throughout, this detached three/four bedroom family home offers spacious accommodation and benefits from two open plan reception rooms, a separate study/bedroom four, kitchen with space for appliances, two bathrooms, garage with driveway parking, front and rear gardens and no onward chain.

To the front of the property there is an area of lawn and a mature bush providing privacy, there is parking to the front of the garage and side access. The front door leads to an internal hallway, with storage, and opens to a sizable Living Room with a large front aspect window. The spacious Dining Room leads to the Study/Bedroom Four with fitted wardrobes/storage, and the Kitchen which overlooks the rear. The Kitchen has space and plumbing for a washing machine, dishwasher and tumble dryer, and has a sink unit and a range of floor and wall mounted units set to work top which incorporates the hob. The kitchen leads to the rear access and downstairs Bathroom.

Upstairs landing gives access to the loft space with drop down ladder and boarding for storage, an airing cupboard and three bedrooms, all with fitted wardrobes and a family bathroom.



Property Information

-  THREE/FOUR BEDROOM DETACHED FAMILY HOME
-  SOUGHT AFTER LOCATION
-  SCOPE TO UPDATE AND IMPROVE
-  TWO BATHROOMS (ONE DOWNSTAIRS)
-  STUDY / BEDROOM FOUR
-  NO ONWARD CHAIN
-  TWO RECEPTION ROOMS
-  CLOSE TO LOCAL SHOPS
-  ENTRANCE PORCH
-  OPEN PLAN LIVING / DINING ROOM
-  GARAGE AND DRIVEWAY PARKING

					
x4	x2	x2	x1	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Outside

To the rear of the property there is an enclosed private garden with side access, a wide patio to the rear of house leads to a raised lawn behind a low brick wall.

Schools And Leisure

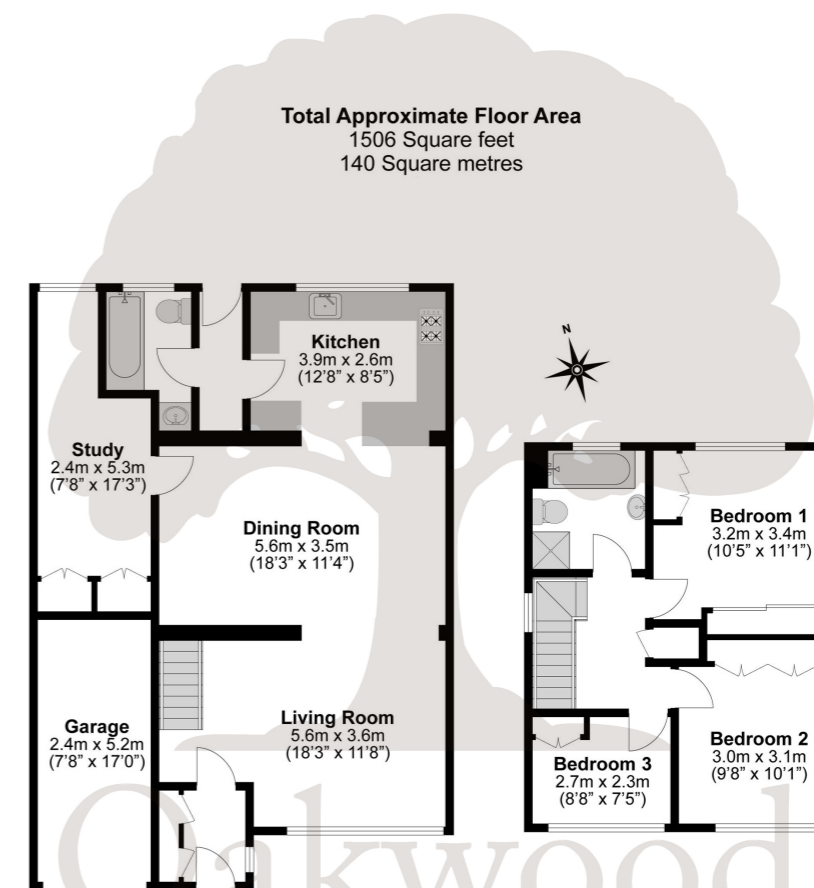
The property is located within catchment and walking distance of Newlands Girls School and there is a good selection of other good and outstanding schools very close by. There are numerous local sports clubs including tennis, rugby, rowing and football, various fitness centres and racing at Ascot and 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

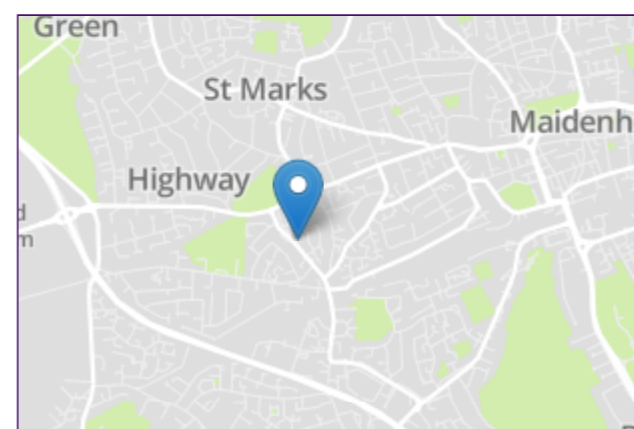
The property is ideally located for the commuter, being only 1 mile from Maidenhead Train Station which forms part of Crossrail and a short distance to the A404 providing access to the M4 and M40. Maidenhead is a large town in the Royal Borough of Windsor and Maidenhead offering a good range of well 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 along with the addition of many new bars and restaurants

Floor Plan



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		
(69-80)	C	69	80
(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			