



A well presented period family home situated in the heart of Maidenhead Town Centre within easy reach of the crossrail station and local amenities. To the ground floor is a large reception room with bay window and window shutters, a good sized kitchen/diner with plentiful storage and work top space and a further reception room which enjoys double doors out onto the garden. There is also a downstairs cloakroom and storage cupboard

To the first floor is a light and airy double bedroom again with bay window and plentiful space for storage, a further large double bedroom with views overlooking the garden, a single bedroom and a well appointed family bathroom.

Externally, there is a sunny patio leading to a large lawn bordered by mature shrubs and trees. There is also a double garage providing ample storage space. To the front is off street parking for multiple cars with an electric car charging port (not included in the sale)

This ideal family home is in catchment for Oldfield Primary School as well as many other good and outstanding schools



Property Information

-  NO CHAIN
-  PERIOD FEATURES
-  DRIVEWAY PARKING
-  TWO RECEPTION ROOMS
-  CLOSE TO SHOPS AND AMENITIES
-  DOUBLE GARAGE
-  LARGE GARDEN
-  DOWNSTAIRS CLOAKROOM
-  LOCATED IN CENTRAL MAIDENHEAD

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

Schools And Leisure

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, Braywick Leisure centre, a multiplex cinema, shops and restaurants. There are also a number of good and outstanding schools close by including Oldfield Primary School

Location

This property is conveniently located within a short walk to the Town Centre and Railway station - providing fast links into London Paddington (fast trains approx. 20 minutes). The River Thames and Ray Mill Island are also under a mile providing access to the Thames Path and other popular walking routes. Maidenhead also benefits from the Crossrail Development and further regeneration of the town centre. For the commuter by car, junction 8/9 of the M4 via the A404(M) or A308(M) are within easy reach - providing access to the M25, Heathrow Airport, London and the West Country.

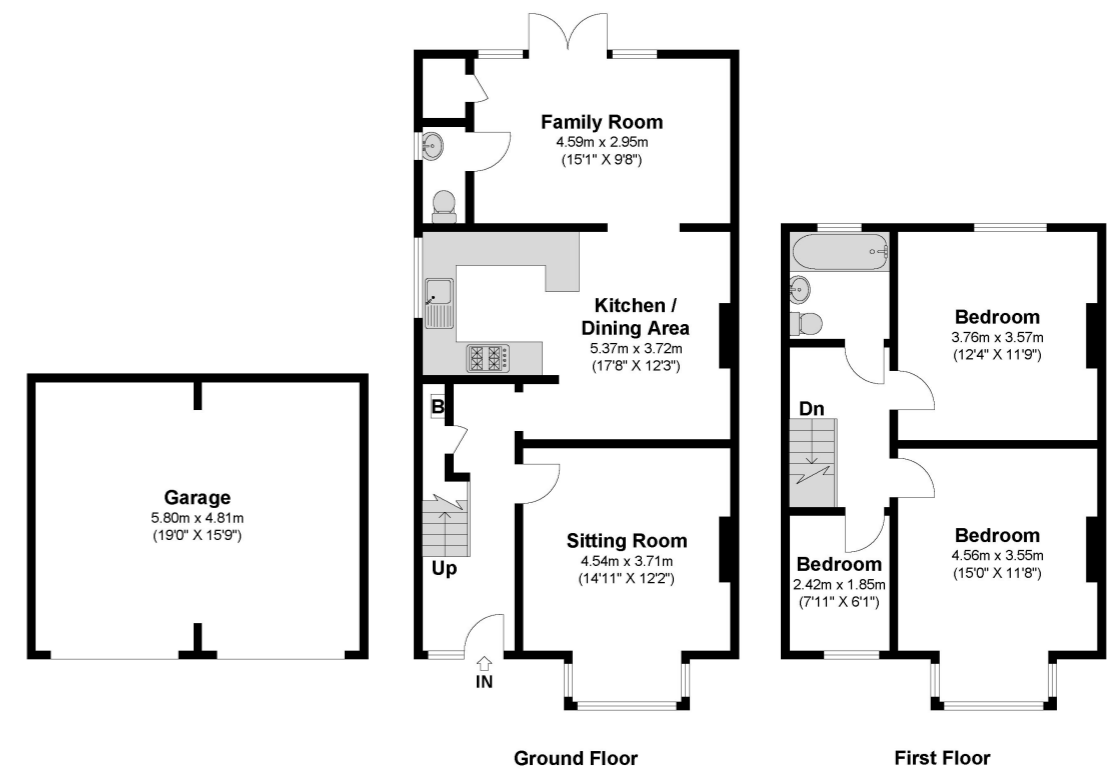
Council Tax

Band D

Floor Plan

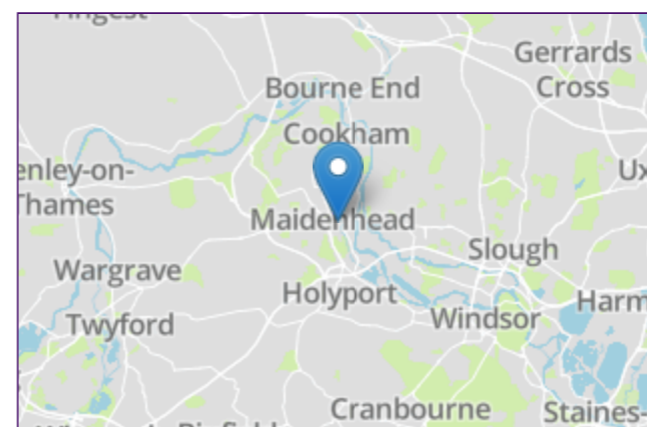


Forlease Road
 Approximate Floor Area
 1111.70 Square feet 103.28 Square metres (Excluding Garage)
 Garage Area 300.31 Square feet 27.90 Square metres
 Total Area 1412.01 Square feet 131.18 Square metres (Including Garage)



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	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	