



Spacious semi detached 3 bedroom house in a quiet cul de sac location just a short walk from Maidenhead town centre and Crossrail station. Featuring a double length reception/dining room with access onto the patio, a well appointed modern kitchen with ample storage space and family bathroom. To the first floor are three good sized double bedrooms with the opportunity to add a second bathroom

Externally to the rear is a sunny, private garden and driveway parking for two cars to the front. There has also been plans approved for a double side extension

This well presented semi detached has been recently rendered and offers the ideal family home within easy reach of many good and outstanding schools



Property Information

-  SPACIOUS SEMI DETACHED HOUSE
-  REAR GARDEN
-  PERFECT FIRST TIME BUY OR INVESTMENT
-  WELL PRESENTED
-  PRIVATE DRIVEWAY
-  CUL DE SAC LOCATION
-  CLOSE PROXIMITY TO EXCELLENT STATE AND PRIVATE SCHOOLS.
-  WALKING DISTANCE TO FURZE PLATT TRAIN STATION

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

Location

The property is ideally located for the commuter, being less than 1.5 miles from Maidenhead Train Station which forms part of the Crossrail network and a short distance to the A308 providing access to the M4 and M40. Maidenhead town centre is currently under redevelopment, with a large choice of bars and restaurants being recently introduced. Furze Platt train station is situated just 0.2 miles away (5 min walk) and is served by local services operated by First Great Western from London Paddington to Reading and is also the junction for the Marlow Branch Line. Maidenhead Crossrail station is also included within the Crossrail scheme and operates high speed access into the City

Schools And Leisure

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 and football, various 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 Pinkneys Green. Nearby amenities include the newly opened Braywick Leisure Centre, a multiplex cinema, shops and restaurants.

Council Tax
Band D

Floor Plan



School Lane
Approximate Floor Area = 94.84 Square meters / 1020.84 Square feet

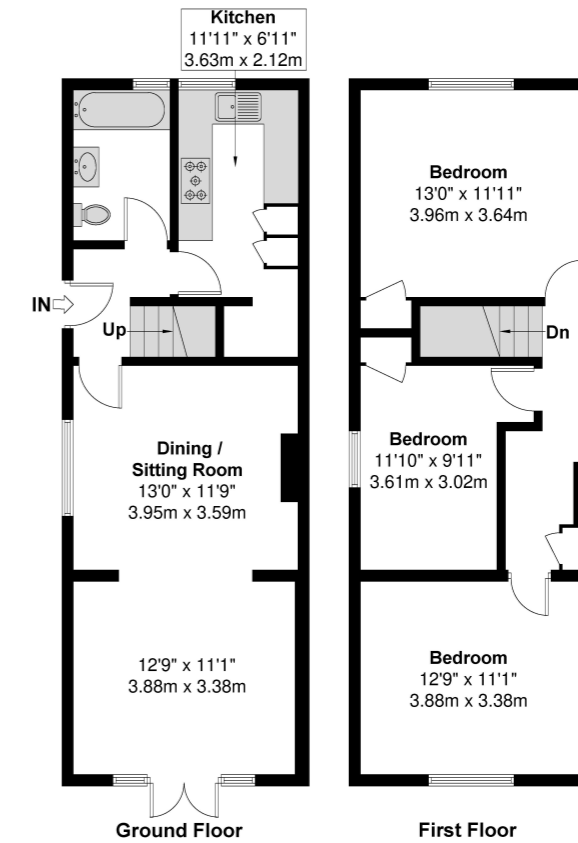


Illustration for identification purposes only, measurements are approximate, not to scale.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		76	88
England, Scotland & Wales			
<small>EU Directive 2002/91/EC</small>			