



Located just a short distance from Maidenhead town centre and Crossrail station is this skilfully extended three modern double bedroom semi detached property which comes to the market in turn key condition. To the ground floor is a welcoming hall way leading to a stunning "hub of the home" space which features a newly fitted contemporary kitchen with Quooker hot tap, a dining area, as well as casual seating for socialising and entertaining. A new combi Baxi boiler has also been installed with a 10 year warrantee. To the front of the property, is a well sized, light and airy reception room and a downstairs wc, there is also a useful utility room beyond the kitchen.



The first floor hosts the 15ft principal bedroom which enjoys views out onto the garden and has ample built in storage, there are two further spacious double bedrooms and a well appointed family bathroom with separate shower enclosure.

Externally, the sunny patio makes way to the large garden which is mainly laid to lawn with a wonderful pergola seating area at the rear which can be used all year round and enjoys a sense of privacy and seclusion. The exceptional home office of close proximity to the main house has been recently renovated. It is fully insulated with cleverly designed lighting, electric heating and wooden flooring. There is also a large storage room with sink and a car port to the front along with driveway parking for approx four large vehicles. Further benefits include a Nest heating system and a Hypervolt electric car charging point

This exceptional property is in excellent condition and would make the ideal family home due it's location to good and outstanding schools as well as ease of access to the Crossrail network

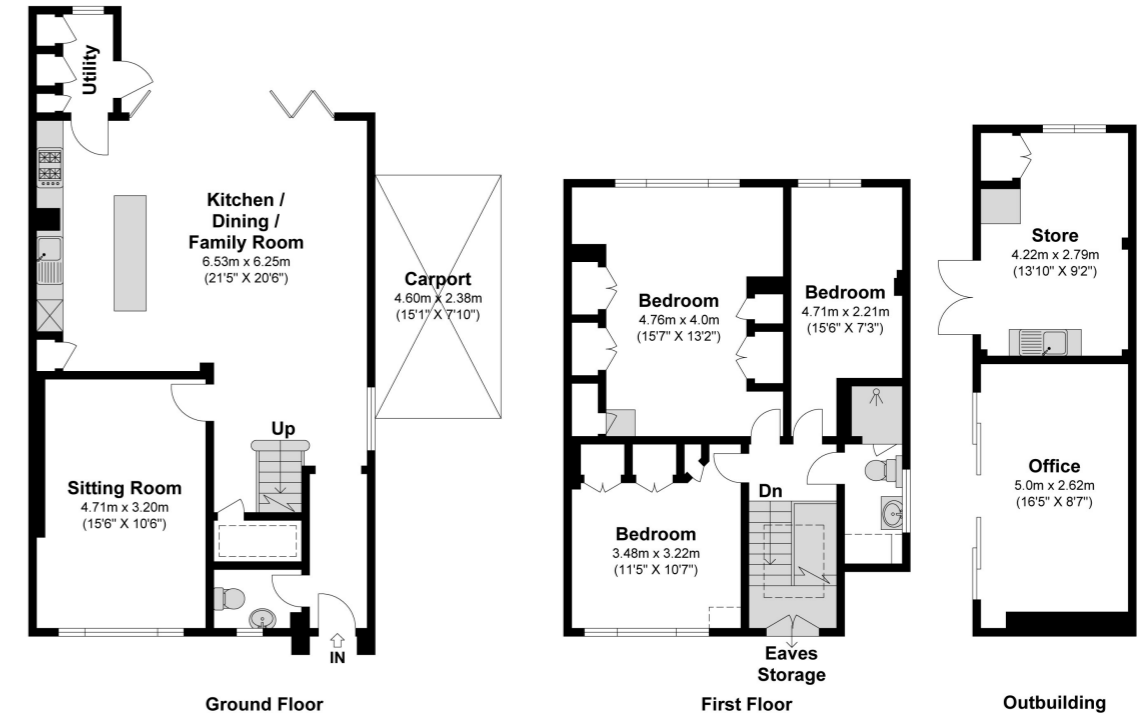


-  THREE DOUBLE BEDROOMS
-  CONTEMPORARY KITCHEN/DINER
-  EXCELLENT CONDITION THROUGHOUT
-  DOWNSTAIRS WC
-  NEWLY INSTALLED HOME OFFICE
-  PRIVATE GARDEN AND DRIVEWAY
-  CLOSE TO MAIDENHEAD TOWN CENTRE AND CROSSRAIL STATION
-  LIGHT AND SPACIOUS ACCOMMODATION

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



**Sandringham Road**  
 Approximate Floor Area  
 1222.03 Square feet 113.53 Square metres (Excluding Outbuilding)  
 Outbuilding Area 281.36 Square feet 26.14 Square metres  
 Total Area 1503.39 Square feet 139.67 Square metres (Including Outbuilding)



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.

**Location**

This property is conveniently located within 0.5 miles of Furze Platt Railway station - providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead also benefits from being part of the new Crossrail network and ongoing redevelopment 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.

**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 Ockwells Park. 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 St Lukes Primary which has an Outstanding Ofsted rating

**Council Tax**

Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		69
(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	