



A superb four double bedroom semi detached family home which has been beautifully extended and modernised and is ideally located with walking distance of Newlands Girls School and just a short drive from Maidenhead town centre and train station (Elizabeth Line).

To the ground floor is a large welcoming hallway providing access to the front reception room (currently used as a study), downstairs shower room, living room, a contemporary kitchen which opens to the stunning "heart of the home" family/dining room space with bifold doors out on the garden and large glass roof lantern, there is also a utility room with a door to outside. On the first floor is a light and airy principal bedroom with a modern en-suite shower room. There are two further double bedrooms and a well appointed modern family bathroom. On the second floor is a further double bedroom with delightful views over the rear garden.

This immaculate property is in turn key condition making it the perfect home for the modern family.



-  FOUR DOUBLE BEDROOMS
-  BEAUTIFULLY EXTENDED
-  NEWLANDS GIRLS SCHOOL CATCHMENT
-  STUDY
-  THREE BATHROOMS
-  HOME OFFICE
-  POPULAR RESIDENTIAL LOCATION
-  GENEROUS GARDEN

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

**Outside**

Externally, the southerly facing large rear garden has been beautifully maintained and is bordered by mature shrubs and trees and enclosed by panelled fencing. There is a large patio seating area with an ornamental pond that provides access to the large area of level lawn. The external studio and store can also be accessed from the patio. There is also a greenhouse, summer house and a shed in one corner. To the front the property is accessed by the good sized driveway providing parking for up to three cars.

**Location**

The property is in the popular St Marks area of Maidenhead, less than 5 minutes' drive from the town centre and train station and with easy access to the A404M and M4. There is a selection of nearby schooling options including Newlands Girls School as well as day to day amenities such a convenience stores within walking distance too.

**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.

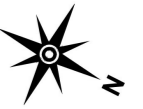
**Council Tax**

Band E



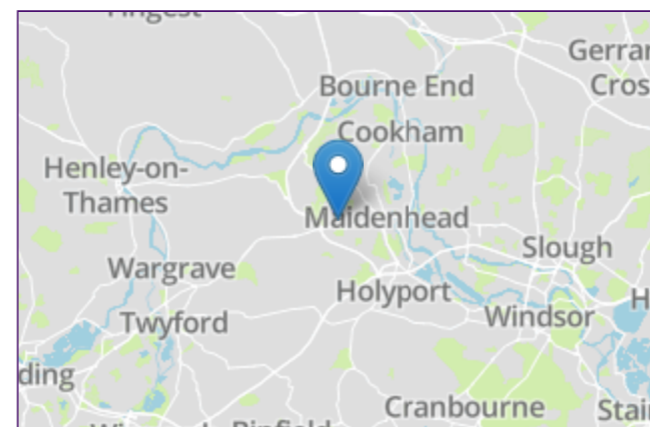
**Twynham Road**

Approximate Floor Area  
 1970.54 Square feet 183.07 Square metres (Excluding Outbuilding)  
 Outbuilding Area 207.42 Square feet 19.27 Square metres  
 Total Area 2177.96 Square feet 202.34 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	