



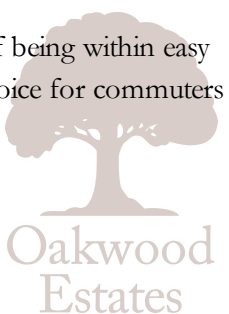
Located in a highly desirable cul-de-sac in Maidenhead, this beautifully presented and thoughtfully updated 3-bedroom semi-detached home offers a perfect blend of classic charm and modern comfort. Overlooking a picturesque neighbouring park, this property enjoys a serene setting while being just moments from local amenities and excellent transport links.










The property has been meticulously updated by our clients and enhanced by contemporary touches throughout. Upon entering, you are welcomed by a bright and spacious hallway with creative understairs storage, leading to a formal lounge with a feature fireplace and attractive bay window with fitted shutters.

The large 'hub of the home' kitchen/dining room has been stylishly modernised, boasting sleek cabinetry, quartz worktops, high-end appliances, and ample storage space, ideal for family meals or entertaining guests, while French doors open onto a paved terrace, perfect for alfresco dining and relaxation. A contemporary shower/utility room complete the ground floor.

Upstairs, three well-proportioned bedrooms provide comfortable accommodation while a modern, fully-tiled family bathroom completes the first floor.

The property also benefits from off-street parking and a detached single garage with the convenience of being within easy reach of Maidenhead town centre, renowned schools, and the Crossrail service, making it an excellent choice for commuters and families alike.



-  STUNNING 3-BEDROOM SEMI-DETACHED HOME
-  TWO INVITING RECEPTION ROOMS
-  OVERLOOKING A NEIGHBOURING PARK IN A PEACEFUL CUL-DE-SAC LOCATION
-  TWO MODERN BATH/SHOWER ROOMS
-  LARGE LEVEL GARDEN
-  UPDATED AND BEAUTIFULLY PRESENTED BY CURRENT OWNERS
-  MODERN, FULLY-FITTED KITCHEN/DINER WITH FRENCH DOORS TO THE GARDEN
-  OFF-STREET PARKING AND EASY ACCESS TO MAIDENHEAD'S TRANSPORT LINKS
-  SINGLE GARAGE

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

Outside

One of the highlights of this property is the large landscaped rear garden. This private outdoor space is meticulously maintained, featuring a lush lawn, vibrant shrub beds, and a lovely wide paved patio area, ideal for alfresco dining and summer gatherings. The garden offers a tranquil retreat where you can relax and enjoy the natural beauty that surrounds you. To the front the property benefits from driveway parking which provides access to the garage.

Sports 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.

Location

The property is ideally located for the commuter, being less than 1.7 miles from Maidenhead Train Station by car and 1.2 miles on foot 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 0.3 miles away (7 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

Council Tax

Band D



Pearce Road
 Approximate Floor Area = 103.07 Square meters / 1109.43 Square feet
 Garage Area = 23.04 Square meters / 248.00 Square feet
 Total Area = 126.11 Square meters / 1357.43 Square feet

Garage
23'8" x 10'6"
7.22m x 3.20m

(Not Shown In Actual Location / Orientation)

Kitchen / Dining Room
21'4" x 17'2"
6.51m x 5.23m

Sitting Room
14'3" x 11'9"
4.34m x 3.59m

Up

IN

Ground Floor

Bedroom
8'6" x 7'11"
2.58m x 2.42m

Bedroom
12'5" x 11'11"
3.79m x 3.63m

Bedroom
10'9" x 7'11"
3.27m x 2.42m

Dn

First Floor

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		85
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			