



Ideally situated within catchment for Lowbrook Academy is a substantial family home in need of some modernisation. To the ground floor is a welcoming hallway leading to downstairs wc and utility room, the well sized office is found at the front and to the rear is the kitchen with access onto the garden. The main reception room is wonderfully light with dual aspect and space for dining and entertaining.

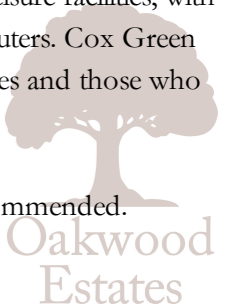
To the first floor is the principal bedroom with built in storage and an en suite bathroom, there are three further double bedrooms and a good size single bedroom and a family bathroom.

Externally, the double garage is perfect for storage or could be extended into (Subject to planning permission) to create a large kitchen/diner.




The large garden is wonderfully private and there are mature shrubs and borders offering a sense of seclusion. For extra security and privacy, there are electric gates providing access into the cul de sac.

Located in the popular residential area of Cox Green, the property is close to local schools, shops, and leisure facilities, with excellent transport links via the M4 motorway and Maidenhead train station, making it ideal for commuters. Cox Green offers a friendly community atmosphere, and with the nearby countryside, it's a great location for families and those who enjoy outdoor activities.

We feel this well located property would make the ideal family home and viewings are highly recommended.



Property Information

-  LOWBROOK ACADEMY CATCHMENT
-  DOUBLE GARAGE
-  UTILITY ROOM
-  NO ONWARD CHAIN
-  GATED DRIVEWAY
-  FIVE BEDROOMS
-  SOUGHT AFTER RESIDENTIAL ROAD
-  TWO BATHROOMS

					
x5	x3	x2	x3	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



The Points
 Approximate Floor Area = 156.80 Square meters / 1687.78 Square feet
 Garage Area = 29.58 Square meters / 318.39 Square feet
 Total Area = 186.38 Square meters / 2006.17 Square feet

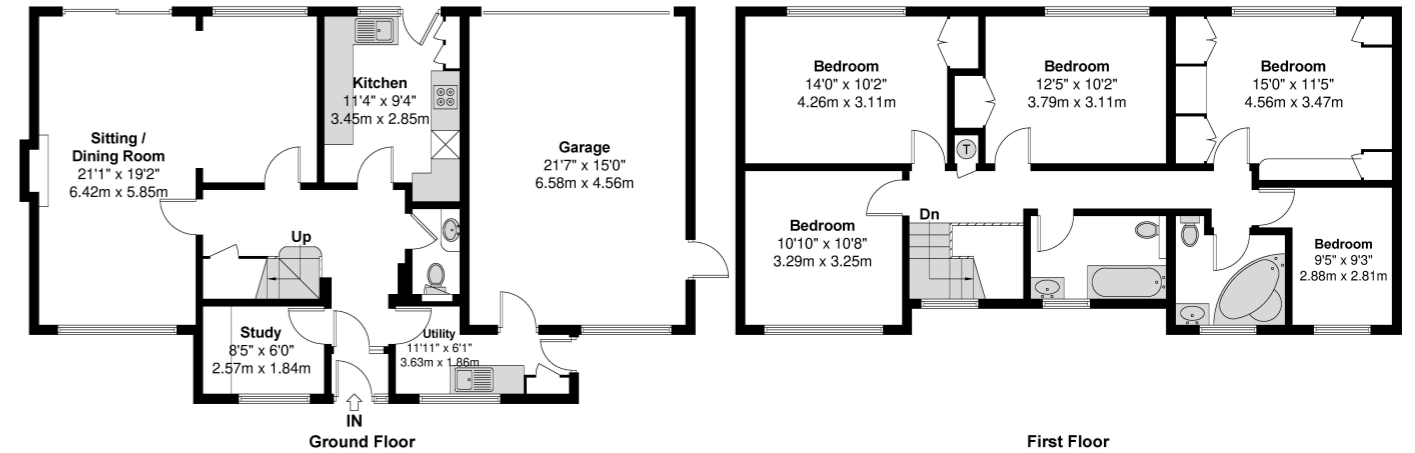


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

Location

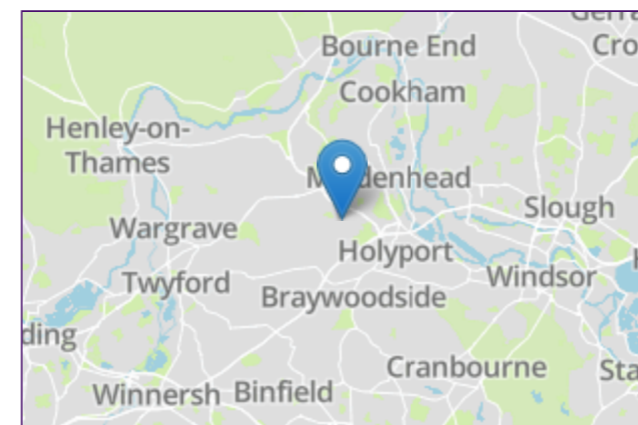
Located to the south of Maidenhead town centre in the heart of Cox Green village, with a supermarket and post office and two pubs just a few moments away. The setting is convenient for the road commuter with the A404(M) about half a mile distant, which links to the M40 and M4 motorways. Maidenhead town centre is within easy reach and offers shopping and a variety of restaurants, bars and cafes in the Waterside Quarter. The local area has many walking trails, including the National Trust land at Maidenhead Thicket and Pinkneys Green. Nearby leisure pursuits include Cox Green Leisure Centre, cricket clubs, Ockwells Park, watersports at Bray, Taplow and Dorney Lakes, and a leisure centre and nature reserve at Braywick Park. Maidenhead station is 1.8 miles with direct access to London Paddington and is served by the Elizabeth Line.

Council Tax

Band F

Schools

There is a selection of excellent schooling options nearby including Lowbrook Academy, Newlands Girls School, Cox Green school, Desborough College as well Claires Court and St Pirans.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			77