



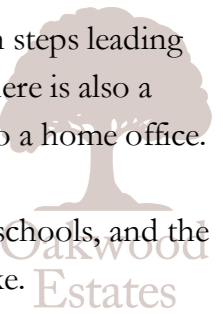
Situated in a highly desirable location, this well presented 3-bedroom semi-detached home offers a perfect blend of classic charm and modern comfort all within walking distance of Maidenhead town centre and railway station.

Upon entering, you walk into a bright and spacious hallway with attractive wood flooring which provides access to the large living room with stylish log burner. The large 'hub of the home' kitchen/dining room has been stylishly modernised, boasting sleek cabinetry and ample storage space, ideal for family meals or entertaining guests, while bifold doors provide access to the rear terrace, perfect for alfresco dining and relaxation. A downstairs cloakroom with WC completes the ground floor.

Upstairs, three well-proportioned bedrooms provide comfortable accommodation while a family bathroom and en-suite shower room complete the first floor.

Outside - The thoughtfully landscaped rear garden is approached via a decked terrace with steps leading to level lawn bounded by attractive shrub borders and enclosed by panelled fencing. There is also a detached workshop/shed at the rear of the garden which has the potential for conversion to a home office.

The property benefits from being within easy reach of Maidenhead town centre, renowned schools, and the Crossrail service, making it an excellent choice for commuters and families alike.



# Property Information

# Floor Plan

-  WALKING DISTANCE OF CROSSRAIL AND THE TOWN CENTRE
-  LARGE LIVING ROOM
-  WELL PRESENTED THROUGHOUT
-  LANDSCAPED GARDEN
-  SEMI DETACHED 3 BEDROOM HOUSE
-  LARGE KITCHEN/DINING ROOM
-  TWO BATH/SHOWER ROOMS
-  DETACHED WORKSHOP/SHED SUITABLE FOR HOME OFFICE CONVERSION

					
x3	x2	x2	0	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

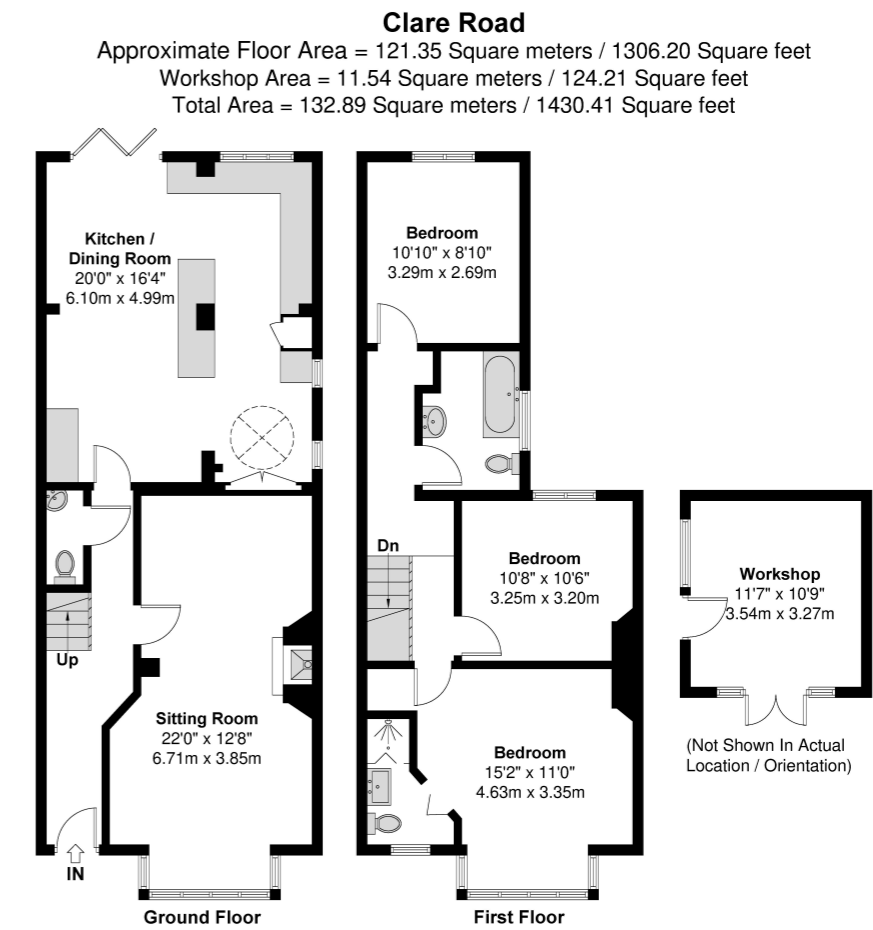


Illustration for identification purposes only, measurements are approximate, not to scale.

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

This property is conveniently located within a very short walk to the Town Centre and the Crossrail Railway station is approximately 0.5 mile away, providing fast links into London Paddington (fast trains approx. 20 minutes). 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.

### Council Tax

Band D

### 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 Pinkneys Green. 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 Boyn Hill Infant School

