



A charming late 19th century mid terrace cottage ideally located in a popular residential area and within easy reach of Maidenhead town centre and Crossrail station (approx 1 mile away). Through the front porch is a light and bright dining room with wood flooring and original fireplace, a stylish second reception room again with original fireplace leading onto the modern, fully equipt kitchen with access out onto the garden. To the first floor is the main bedroom with built in storage and views out onto the garden, a second double bedroom with contemporary en suite bathroom and a well appointed family bathroom

Externally there is a sunny patio with the garden mostly laid to lawn bordered by mature shrubs and trees.

There is a storage shed at the rear of the garden which would make the ideal spot for a home office

Situated on a no through road and with many local amenities close by including Norden Farm, Wootton Way shops and Desborough Park, this pretty cottage retains many characterful features and would make the perfect first time buy





## Property Information

-  PERIOD FEATURES
-  CLOSE TO MAIDENHEAD AND CROSSRAIL STATION
-  TWO RECEPTION ROOMS
-  PRIVATE GARDEN
-  TWO DOUBLE BEDROOMS
-  PERFECT FIRST TIME BUY
-  CLOSE TO SHOPS & LOCAL AMENITIES
-  TWO BATHROOMS (BOTH EN SUITE)

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

### Location

The property is ideally located for the commuter, being only 1 mile from Maidenhead Train Station which forms part of Crossrail and a short distance to the A404 providing access to the M4 and M40. Maidenhead is a large town in the Royal Borough of Windsor and Maidenhead offering a good range of well known High Street retailers, complimented by a wide variety of independent and specialist stores. The town is currently under regeneration with a new shopping experience in development along with the addition of many new bars and restaurants. The property also enjoys a good range of local shopping including a Sainsburys Local and pharmacy just a stones throw from the property.

### Schools And Leisure

The property is located within catchment and walking distance of St Edmund Primary School, Newlands Girls School as well as a number 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.

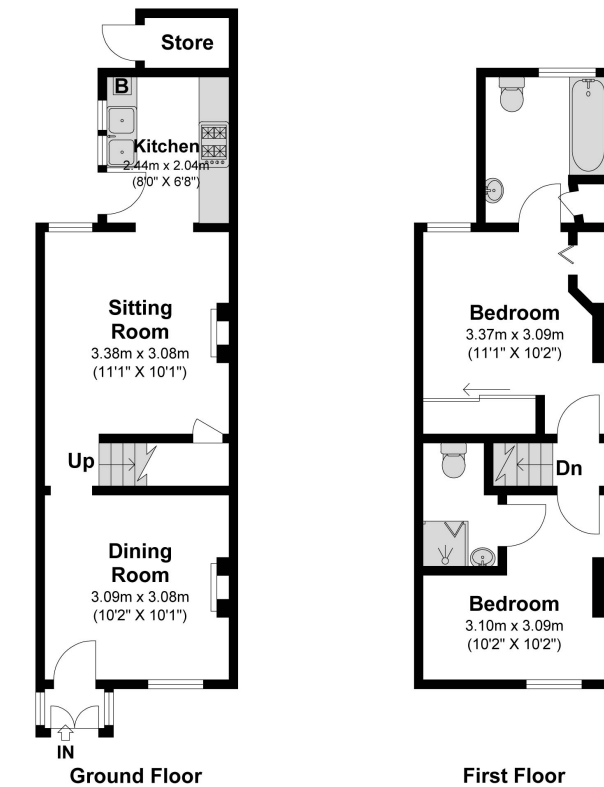
### Council Tax

Band C

## Floor Plan

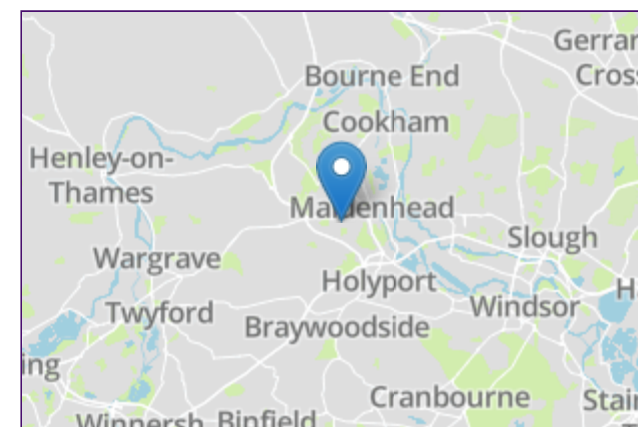


**North Star Lane**  
Approximate Floor Area 634.10 Square feet 58.91 Square metres



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		87
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	