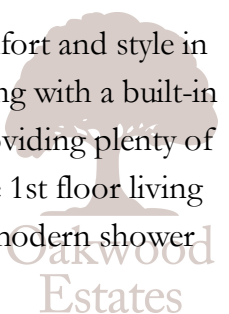




Welcome to this beautifully finished four-bedroom, semi-detached family home located in popular and well respected residential area. This exquisite property boasts a perfect blend of modern amenities and practical living, all within walking distance of Maidenhead train station and town centre, making it an ideal home for families and professionals alike. The accommodation provides 4 bedrooms, sitting/dining room, open plan kitchen, 2 bath/shower rooms, south westerly facing gardens, insulated garage/store room and has further scope to extend to the side, subject to the usual planning consents.

As you step into the property, you are greeted by a spacious and inviting entrance hall with exposed brickwork. The ground floor comprises a generous sitting room filled with natural light and an exposed brickwork feature wall, providing the perfect atmosphere for relaxation and entertainment. The modern open-plan kitchen seamlessly flows into the dining area, creating a perfect setting for family meals and social gatherings. Please note the ground floor has underfloor heating throughout.

On the 1st floor, the property offers three bedrooms, each thoughtfully designed with comfort and style in mind. The master bedroom features large windows that bathe the room in natural light, along with a built-in wardrobe for added convenience. The additional two bedrooms are equally impressive, providing plenty of space for children, guests, or a home office. A modern family bathroom suite complete the 1st floor living quarters. On the 2nd floor is a large bright and airy double bedroom with dual aspect. A modern shower room accessed via the landing serves the 2nd floor accommodation.



Property Information

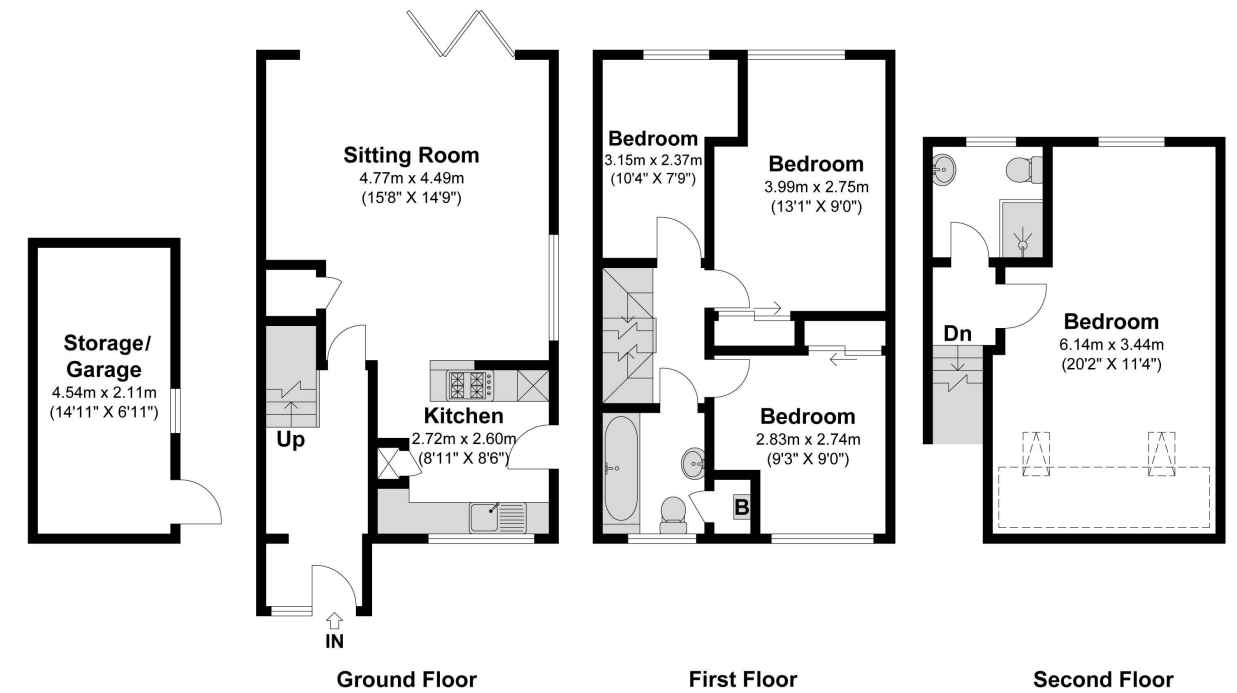
-  FOUR BEDROOMS
-  MODERN KITCHEN
-  WALKING DISTANCE OF TRAIN STATION AND TOWN CENTRE
-  CATCHMENT OF NEWLANDS GIRLS SCHOOL
-  SOUTH WESTERLY FACING GARDEN
-  GOOD LOCAL SHOPPING WITHIN A STONES THROW OF THE PROPERTY
-  BEAUTIFULLY PRESENTED THROUGHOUT
-  GOOD SIZED LIVING ROOM WITH BIFOLDS TO REAR GARDEN
-  INSULATED GARAGE/STORE ROOM
-  SCOPE TO EXTEND (STPP)

					
x4	x1	x2	0	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



Sutton Close
Approximate Floor Area
1027.95 Square feet 95.50 Square metres (Excluding Garage)
Garage Area 103.11 Square feet 9.58 Square metres
Total Area 1131.06 Square feet 105.08 Square metres (Including Garage)



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.

Outside

The lovely south westerly facing split level landscaped garden, offers a private oasis for outdoor enjoyment. The garden features a level AstroTurf lawn, hedge and fence borders, and a charming decked area perfect for alfresco dining and summer barbecues. The garden also provides access to the insulated garage/store room via a pedestrian door from the lower level.

Schools And Leisure

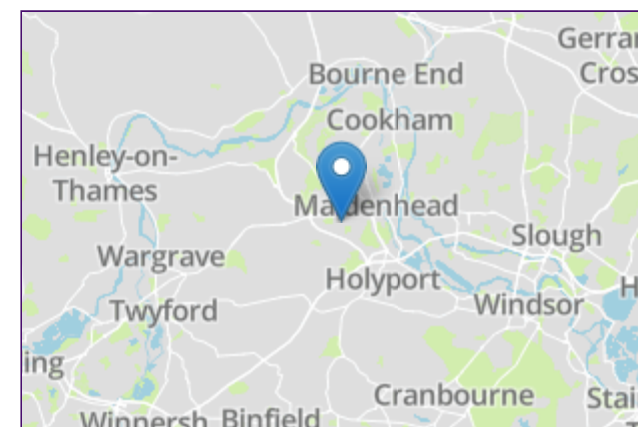
The property is located within catchment and walking distance of St Edmund Primary School, Newlands Girls School as well as a number of other good and outstanding schools very close by. There are numerous local sports clubs including tennis, rugby, rowing and football, various fitness centres and racing 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.

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.

Council Tax

Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(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			
EU Directive 2002/91/EC			