



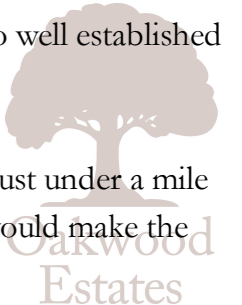
A centrally located FIVE bedroom end of terrace property offering versatile living accommodation and which comes to the market with no onward chain complications. To the ground floor is large hallway with downstairs cloakroom and spanning the width of the rear of the property is a wonderfully light and bright kitchen/diner with an extra storage cupboard and doors out onto the decked patio.

To the first floor is a large 16ft sitting room with Juliette balcony overlooking the communal green space, two good sized double bedrooms both with built in storage and a well appointed family bathroom.

The very spacious principal bedroom is found on the second floor and benefits from more built in storage and a modern en suite bathroom, there are two further bedrooms (one which is currently used as a study) and another family bathroom

The 20ft garage is accessed via the ground floor hallway as well as from the driveway where there is off street parking for two vehicles. To the rear of the property is a sunny raised decking area leading to well established garden

Kingsquarter is situated in the heart of Maidenhead town centre with the Crossrail station just under a mile away. Due to its proximity to many good and outstanding schools we feel this property would make the perfect family home

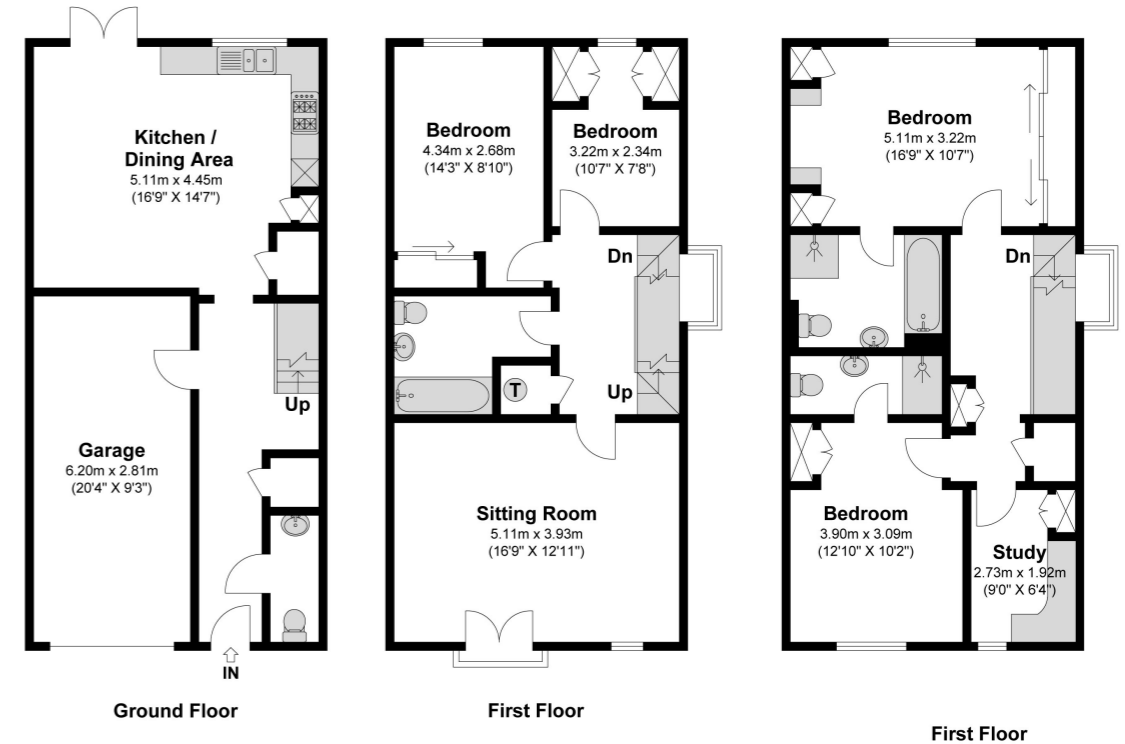


-  NO CHAIN
-  GARAGE & DRIVEWAY PARKING
-  FIVE BEDROOMS
-  CLOSE TO MAIDENHEAD CROSSRAIL STATION
-  VERSATILE ACCOMMODATION
-  CENTRAL MAIDENHEAD LOCATION
-  THREE BATHROOMS AND ONE GROUND FLOOR W/C
-  PRIVATE GARDEN

					
x5	x1	x3	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Kingsquater
 Approximate Floor Area
 1574.22 Square feet 146.25 Square metres (Excluding Garage)
 Garage Area 187.50 Square feet 17.42 Square metres
 Total Area 1761.72 Square feet 163.67 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.

Location

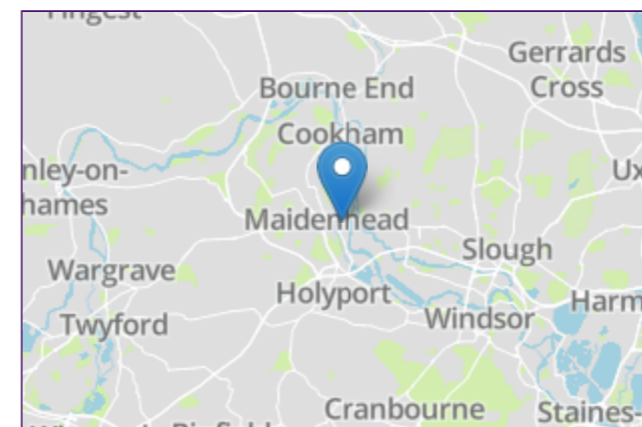
This property is conveniently located within a short walk to the Town Centre and Railway station - providing fast links into London Paddington (fast trains approx. 20 minutes). The River Thames and Ray Mill Island are also under a mile providing access to the Thames Path and other popular walking routes. Maidenhead also benefits from the Crossrail Development and further regeneration of the town centre. 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.

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 Oldfield Primary School

Council Tax

Band F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	85
(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	