

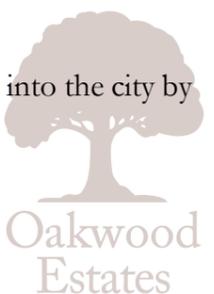
An ideally located three bedroom end of terrace period property which comes to the market with no onward chain complications. This attractive home is situated just a short 15 walk to Maidenhead Crossrail station and within easy reach of Norden Farm, Wootton Way shops and amenities, Desborough Park, as well as many good and outstanding schools

To the ground floor is a welcoming reception room with open fireplace, a further reception room which could serve as a dining room, a well appointed kitchen with plentiful storage, a bathroom and useful utility room

To the first floor the principal bedroom is well sized and has ample built in storage, the second double bedroom enjoys views out onto the garden and the third bedroom is a good size single

Externally, the pretty garden features a patio, lawn area and storage shed. There is also driveway parking which is rare with this type of character property

This charming period property is perfectly positioned to access the many commuter routes into the city by train or road and would make an excellent first time purchase

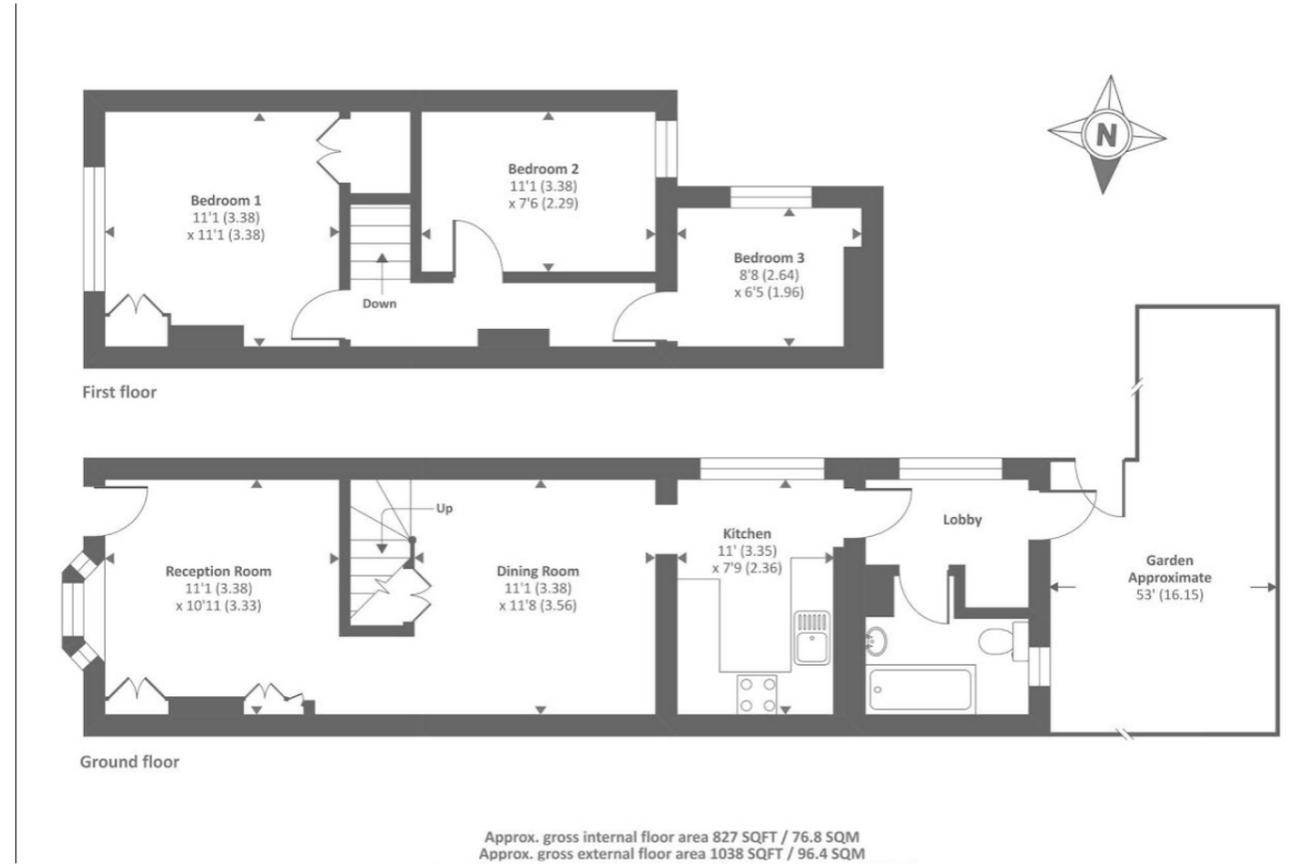


Property Information

Floor Plan

-  NO ONWARD CHAIN
-  THREE BEDROOMS
-  CLOSE TO MAIDENHEAD AND CROSSRAIL STATION
-  PRIVATE GARDEN
-  DRIVEWAY PARKING
-  POPULAR LOCATION
-  UTILITY ROOM
-  CHARACTER FEATURES

| | | | | | |
|--|---|---|---|---|---|
|  |  |  |  |  |  |
| x3 | x2 | x1 | x1 | Y | N |
| Bedrooms | Reception Rooms | Bathrooms | Parking Spaces | Garden | Garage |



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

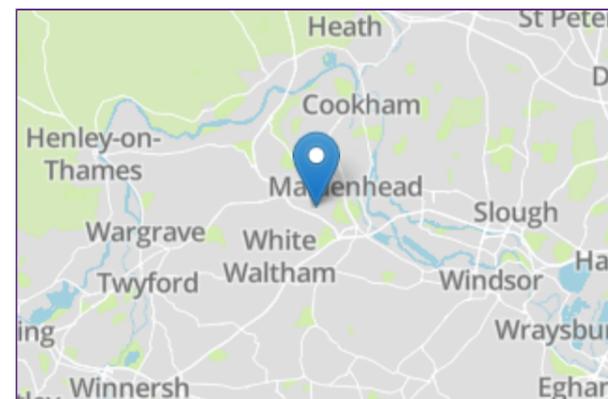
The property is ideally located for the commuter, being only 1 mile from Maidenhead Train Station which forms part of Crossrail and a short distance to the A404 providing access to the M4 and M40. Maidenhead is a large town in the Royal Borough of Windsor and Maidenhead offering a good range of well 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



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 78 |
| (55-68) | D | | |
| (39-54) | E | | 41 |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |