



A substantial FOUR double bedroom detached family home situated in a popular residential location which comes to the market with no onward chain complications. To the ground floor is large hallway, a dual aspect reception room with ample space for dining and entertaining, a kitchen overlooking the garden, a spacious second reception room/study, utility room and access to the good sized garage

On the first floor there are four double bedrooms, two of which have plentiful built in storage and a well appointed family bathroom

Externally, the incredibly private west facing garden is set to lawn and patio and features a double length shed. To the front is driveway parking for two cars

This extensive property offers excellent family accommodation in a highly sought after area



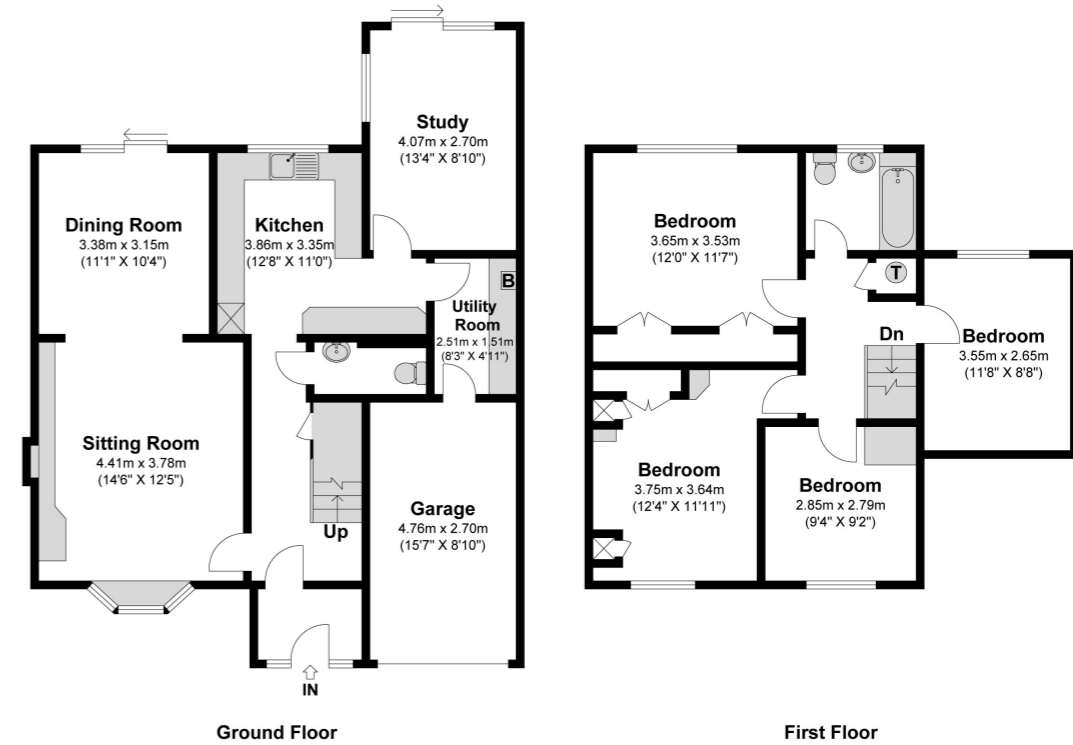
-  NO CHAIN INVITING A QUICK SALE
-  GARAGE
-  DRIVEWAY PARKING
-  POPULAR LOCATION
-  FOUR DOUBLE BEDROOM DETACHED FAMILY HOUSE
-  UTILITY ROOM
-  PRIVATE GARDEN
-  CLOSE TO GOOD AND OUTSTANDING SCHOOLS

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



Aysgarth Park

Approximate Floor Area
 1365.18 Square feet 126.83 Square metres (Excluding Garage)
 Garage Area 138.31 Square feet 12.85 Square metres
 Total Area 1503.49 Square feet 139.68 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

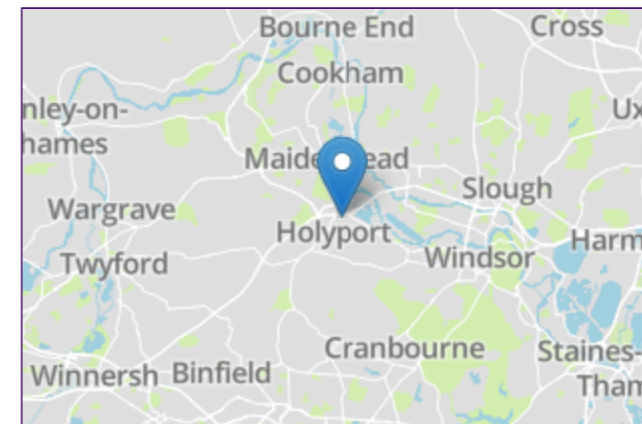
This property is conveniently located in the village of Holyport within easy reach of Maidenhead Town Centre and the Crossrail Railway station providing fast links into London Paddington (fast trains approx. 20 minutes).. For the commuter by car, junction 8/9 of the M4 via the A404(M) or A308(M) are within easy reach - providing access to the M25, Heathrow Airport, London and the West Country.

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, through Holyport Village and Fifield beyond. 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.

Council Tax

Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	