

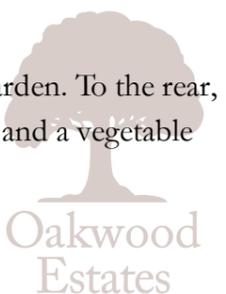


****HOLYPORT COLLEGE CATCHMENT**** Located in a sought after road within Holyport village, and less than a mile from Holyport College, this four bedroom semi detached home which is brought to the market for the first time in approximately 20 years.

This handsome property blends a mixture of character and modern finishing. The front door opens to a welcoming hallway which leads to a bright and spacious kitchen/dining room. The ground floor also comprises a study, sitting room, w/c and integral access to the garage.

Stairs lead to the first floor from the sitting room, where all three bedrooms can be found in addition to the family bathroom. The fourth bedroom and shower room are found in the extension from the garage, which also has its own rear access door with the potential to be a separate annexe.

To the front of the property is a large driveway for multiple cars and side access to the rear garden. To the rear, the garden is mostly laid to lawn with mature shrubbery, a patio and home office, log store and a vegetable patch.



-  HOLYPORT COLLEGE CATCHMENT
-  DRIVEWAY PARKING & GARAGE
-  2 RECEPTION ROOMS
-  POPULAR LOCATION
-  SEMI -DETACHED 4 BEDROOM HOUSE
-  PRIVATE REAR GARDEN
-  MAIDENHEAD CENTRE AND RAILWAY STATION (ELIZABETH LINE) IS EASILY ACCESSIBLE

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



Moneyrow Green
 Approximate Floor Area = 141.83 Square meters / 1526.64 Square feet
 Office Area = 6.17 Square meters / 66.41 Square feet
 Total Area = 148 Square meters / 1593.05 Square feet

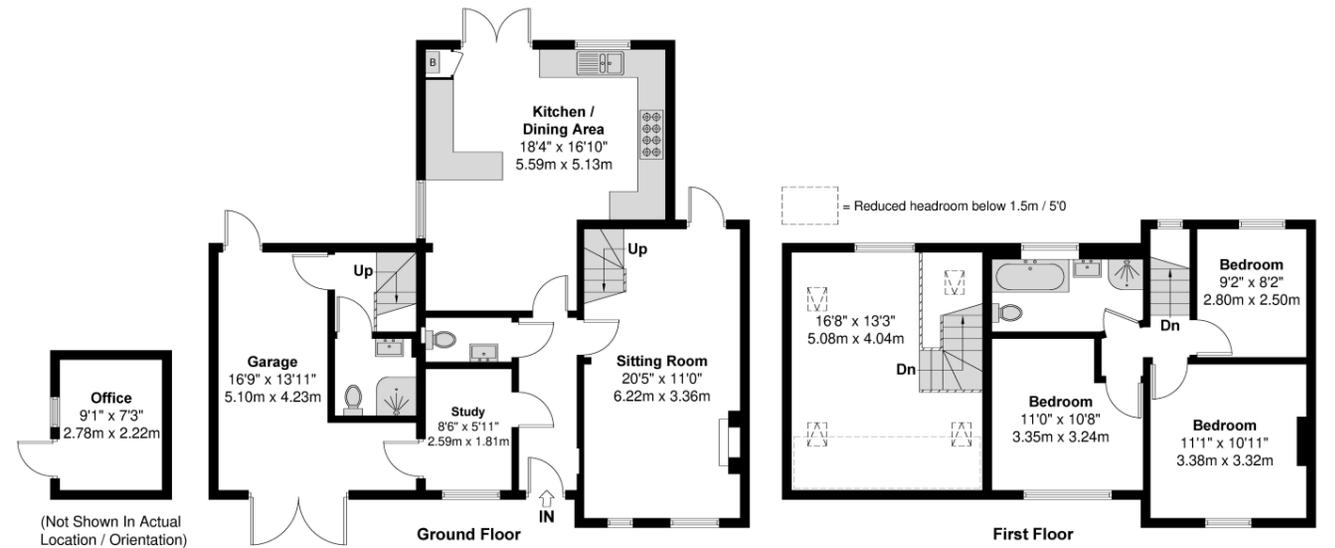


Illustration for identification purposes only, measurements are approximate, not to scale.

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

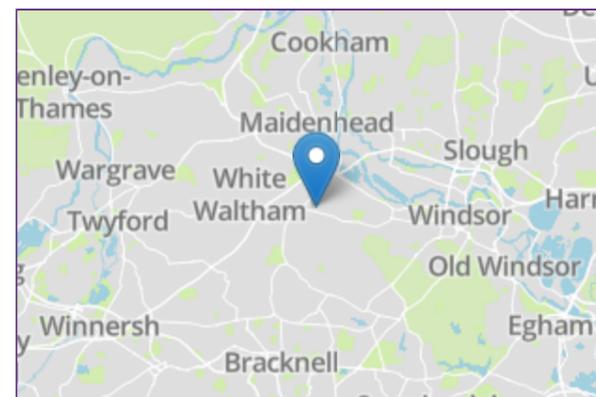
This property is conveniently located in the village of Holyport within easy reach of Maidenhead Town Centre and the Crossrail Railway station providing fast links into London Paddington (fast trains approx. 20 minutes). For the commuter by car, junction 8/9 of the M4 via the A404(M) or A308(M) are within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

Council Tax

Band E

Sports 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	