

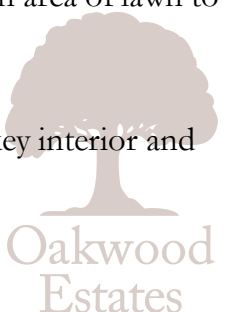
A beautifully presented THREE bedroom link-detached family home located on popular cul-de-sac in a prime residential area and within catchment for the ever popular Lowbrook Academy.

To the ground floor is a welcoming hallway leading to a light and bright living room with front to back aspect and sliding doors to the rear terrace and garden, also accessed off the hallway are the cloakroom, family room/study and the large modern kitchen/breakfast room (with underfloor heating and Corian work tops) which provides further access to the utility/store room. There is also access off the kitchen to outside.

On the first floor, there are three bedrooms and a well-appointed family bathroom with underfloor heating.











Externally, the attractive rear garden is approached via a decked terrace leading to level lawn bounded by panelled fencing and tree borders with a shed to one corner. There is also an attractive play area for the children with rubber chippings beneath. To the front is driveway parking for two cars and an area of lawn to one side.

We feel this property would make a wonderful family home due to its ideal position, turn key interior and proximity to local excellent schooling.





## Property Information

-  LOWBROOK ACADEMY SCHOOL CATCHMENT
-  THREE BEDROOM LINKED-DETACHED
-  MODERN KITCHEN/BREAKFAST ROOM
-  ATTRACTIVE REAR GARDEN WITH PLAY AREA
-  MAIDENHEAD CENTRE AND RAILWAY STATION WITHIN A TEN MINUTE DRIVE
-  IMMACULATELY PRESENTED
-  TWO RECEPTION ROOMS
-  UTILITY/STORE ROOM
-  DRIVEWAY PARKING FOR TWO CARS
-  QUIET CUL DE SAC LOCATION

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

### External

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### 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 Ockwells Park. 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.

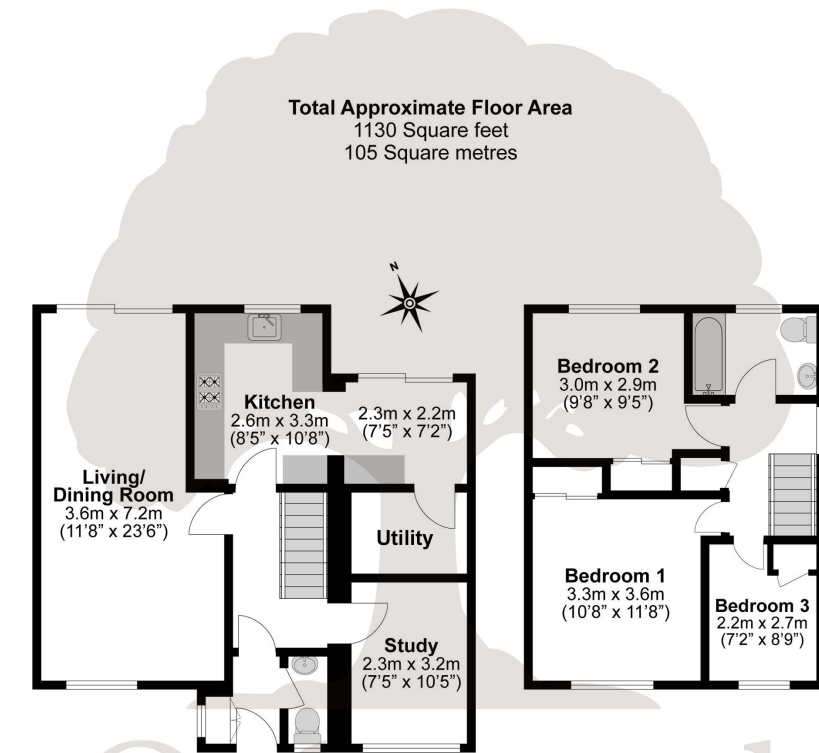
### Location

The property is in the popular Cox Green area of Maidenhead, less than 10 minutes drive from the town centre and train station and with easy access to the A404M and M4. There is a selection of nearby schooling options as well as day to day amenities such a convenience stores within walking distance too. Of particular interest is Lowbrook Academy which the property is within the catchment area for.

### Council Tax

Band E

## Floor Plan



**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.

