







Having been the subject of extensive refurbishment throughout, this property offers bright, spacious and contemporary accommodation over three floors. The property features a fabulous Kitchen/Dining/Living Room with sky lanterns and bifold doors overlooking the garden, two further Reception Rooms, a useful Utility and downstairs Cloakroom. The Primary Bedroom suite has a lovely shower room and dressing area, there is a Guest Bedroom Suite and Two Further Double Bedrooms served by a Family Bathroom.

The Entrance Hall is light and spacious with stairs to the first floor. There is a Playroom/Study overlooking the front and a lovely formal Living Room with beautiful solid oak parquet flooring and feature fireplace. Double doors lead to the Kitchen/Dining/Living Room with two ceiling lanterns and bifold doors opening to the landscaped Garden. There is space for a seating area and a large central island housing the induction hob and incorporates a breakfast bar to one end. The Kitchen is fitted with a full range of floor and wall mounted units set to ample work top with integrated appliances. There is a range of different lighting and space for an American style fridge/freezer. This leads back to the Hallway which also links to the Utility Room with side access and lots of storage. There is also a downstairs Cloakroom.

Upstairs, on the first floor is the Guest Bedrooms Suite (Bedroom Two) which overlooks the rear with a lovely En-suite Bathroom. Bedroom Three is a great size, has a dual aspect and Bedroom Four overlooks the front, there are provisions and plumbing for a Family Bathroom. On the top floor is the Primary Bedroom Suite with En-suite Shower Room and Dressing area, there is also eaves storage.



-  DETACHED FAMILY HOME
-  EXTENSIVELY REFURBISHED BY CURRENT OWNERS
-  THREE BATHROOMS (2 EN-SUITE)
-  TWO FURTHER RECEPTION ROOMS
-  BRAND NEW DRIVEWAY
-  NO ONWARD CHAIN
-  POPULAR CUL DE SAC
-  FOUR BEDROOMS
-  KITCHEN / DINING / FAMILY ROOM
-  LANDSAPED GARDEN
-  GARAGE
-  PLANNING PERMISSION TO ADD BEDROOM FIVE IF REQUIRED.

					
x4	x3	x3	x3	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

**Outside**

To the front of the property a brand new driveway leads to the front door and garage. There is side access on both sides leading to the rear garden which has been recently landscaped and offers a level lawn and a lovely patio to the rear of the bifold doors with pathway leading to a pretty seating area with pergola.

**Schools & Leisure**

Located within catchment for Newlands Girls School and within walking distance of Altwood Secondary School and St Edmunds Campion primary school, there is a good selection of other good and outstanding schools close by including Claire's Court Junior School and Lowbrook Academy.

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.

**Sports & Leisure**

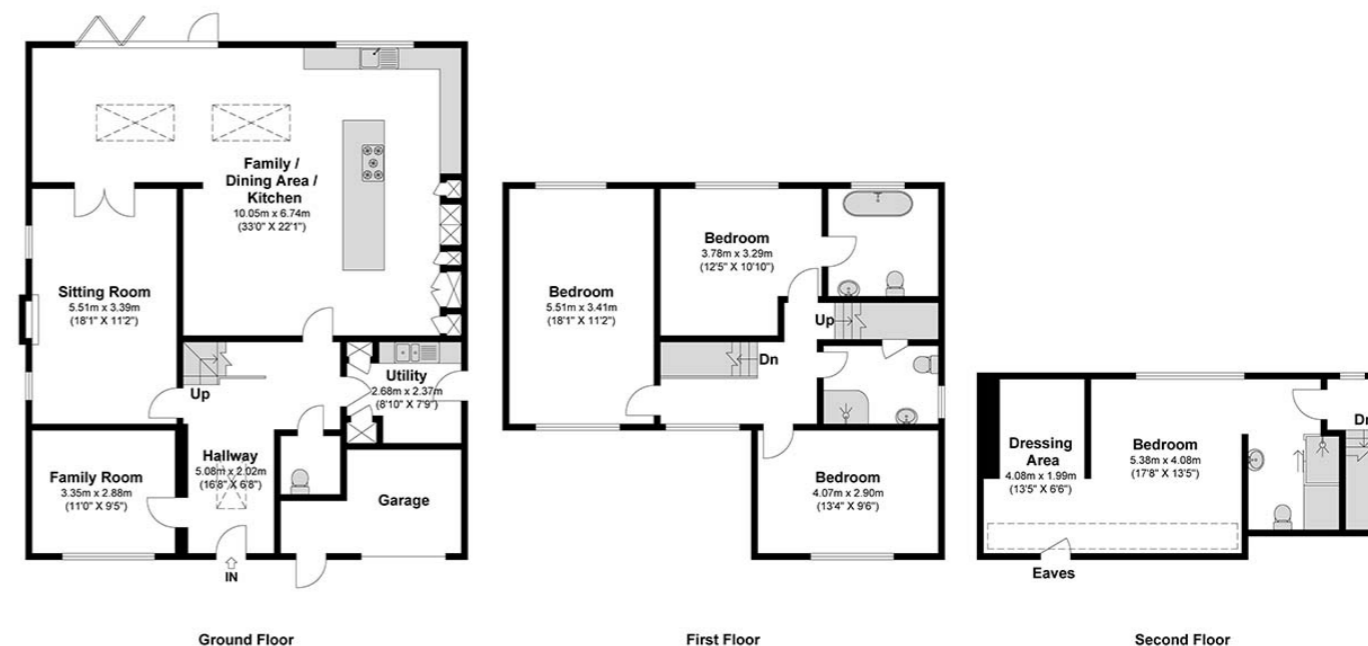
The property is ideally located for the commuter, being only 1.4 mile from Maidenhead Train Station which is part of Crossrail and a short distance to the A404 providing access to the M4 and M40. Maidenhead is a large town in the Royal Borough of Windsor and Maidenhead offering a good range of well known High Street retailers, complimented by a wide variety of independent and specialist stores. Maidenhead train station is served by local services operated by First Great Western from London Paddington to Reading, and is also the junction for the Marlow Branch Line. Maidenhead is included within the Crossrail scheme.

**Council Tax**

Band F

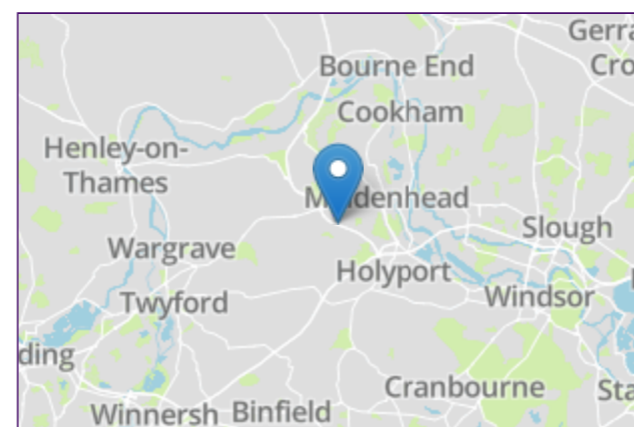


**Lees Close**  
Approximate Floor Area  
2303.90 Square feet 214.04 Square metres (Excluding Garage)



**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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			