



A generously proportioned detached family home offering flexible and spacious living accommodation throughout. The property is ideally situated within a popular residential road within close proximity to the town centre, trainline and outstanding schools.

The front door opens to a spacious and inviting hallway where the ground floor accommodation is accessed. The ground floor is comprised of two large reception rooms, elongated kitchen, ground floor bedroom, w/c, garage and access to the rear garden. The two large reception rooms offer plenty of space for family gatherings or entertaining alike. The lounge is filled with natural light from the double aspect windows and features a working marble fireplace. The elongated gallery kitchen benefits from views over the garden and has ample above and below eye level storage and integrated appliances.


Stairs lead to the first floor from both sides of the property allowing for an inviting flow. The first floor presents the remaining 6 bedrooms, most of which benefit from built in storage and are double in size. The principal bedroom is serviced by an ensuite shower room, the remaining bedrooms are service by a bathroom and additional shower room.

To the rear of the property is the large private garden which is mostly laid to lawn and a generous sized patio area for alfresco dining or entertaining. There is access from both sides of the property from the driveway to the garden.

The large driveway at the front of the property has ample space for multiple cars.



Property Information

-  EXTENSIVE PRIVATE REAR GARDEN
-  2 RECEPTION ROOMS
-  POPULAR RESIDENTIAL ROAD
-  CLOSE PROXIMITY TO OUTSTANDING SCHOOLS
-  DRIVEWAY PARKING FOR AMPLE CARS & DOUBLE GARAGE
-  7 BEDROOMS & 3 BATHROOMS
-  CLOSE PROXIMITY TO MAIDENHEAD TOWN CENTRE & TRAIN STATION
-  EXCELLENT ACCESS TO HEATHROW, M25/M40/M4


x7
Bedrooms


x3
Reception Rooms


x3
Bathrooms


x5
Parking Spaces


Y
Garden


Y
Garage

Location

The property is in a popular part of Maidenhead just a short drive from the town centre and train station and within easy access to the A404 and M4. Bray village is just a short walk away providing an array of excellent and well renowned pubs and restaurants.

Schools And Leisure

The surrounding area provides excellent schooling for children of all ages both in the private and state sector. There are numerous sports clubs including tennis, rugby, rowing and football, various fitness centres and racing at Ascot and Windsor. Maidenhead Riverside is within easy reach and offers many family orientated activities at Ray Mill Island. The local area has an array of walking trails with

the villages of Holyport and Fifeild a short distance away Nearby amenities include a selection of excellent golf courses, the newly built Braywick Leisure centre, a multiplex cinema and many well regarded restaurants.

Council Tax
Band G

Floor Plan

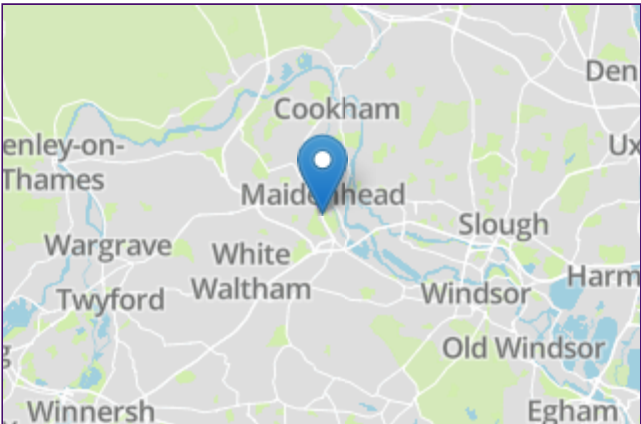


Braywick Road
Approximate Floor Area = 246.19 Square meters / 2649.96 Square feet
Garage Area = 30.79 Square meters / 331.42 Square feet
Total Area = 276.98 Square meters / 2981.38 Square feet



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		