

This ideally located three double bedroom end of terrace home comes to the market in superb condition throughout and benefits from a contemporary design, perfect for the modern family.

The front door leads to a spacious entrance hall with stairs to the first floor and doors to all rooms. The kitchen/diner with extended floor and wall mounted units are set to ample worktop and incorporate built in appliances including a dishwasher, washer/dryer, five ring gas hob and built in microwave and oven. There is a light and spacious reception room which is of a good size with French doors leading out on to the south facing garden. There is a downstairs wc and bespoke under stairs storage.

On the first floors landing there a large storage cupboard and an large airing cupboard housing the mega flow and Potterton boiler, there is access to the loft space which is boarded and has light and ladder, the primary bedroom features a bespoke fitted desk unit and fitted wardrobes and benefits from a contemporary en suite shower room, there are two further good sized bedrooms both with fitted wardrobes, served by a well appointed family bathroom.

To the rear of the property the low maintenance garden has a wide sunny patio with automatic shade awning, there is a level lawn and garden shed to the rear. There is a side gate leading to the side of the property and two allocated parking spaces to the front and side.

The property is located close to the River Thames and Row Mill Island as well as both Maidenhead towns

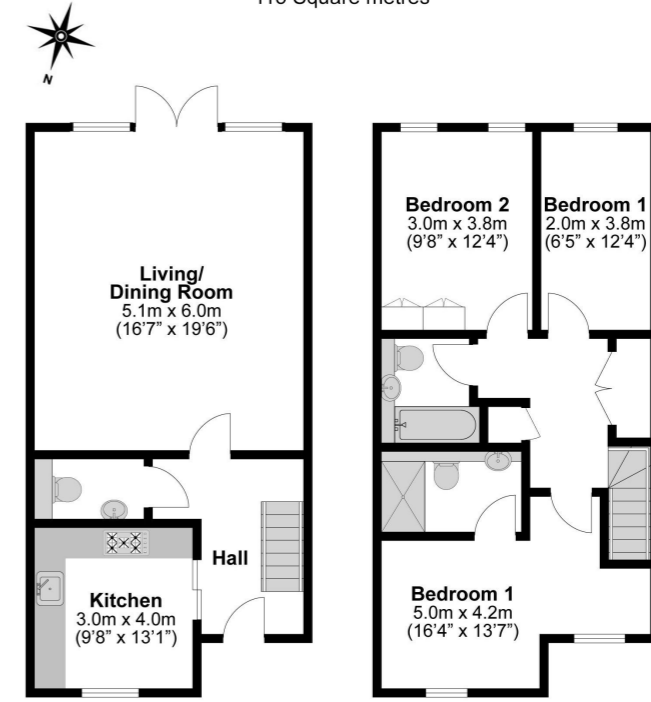
Property Information

Floor Plan

-  END OF TERRACE
-  THREE BEDROOMS
-  DOWNSTAIRS CLOAKROOM
-  QUIET RESIDENTIAL ROAD
-  ALLOCATED PARKING
-  MODERN FAMILY HOME
-  WALKING DISTANCE OF MAIDENHEAD AND CROSSRAIL
-  EN SUITE TO PRIMARY BEDROOM
-  SOUTH FACING GARDEN
-  VIEWING RECOMMENDED



Total Approximate Floor Area
1238 Square feet
115 Square metres



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

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

External

The property is situated in a quiet road with no through traffic and benefits from allocated parking and side access. There is a low maintenance garden to the rear.

Schools & 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.

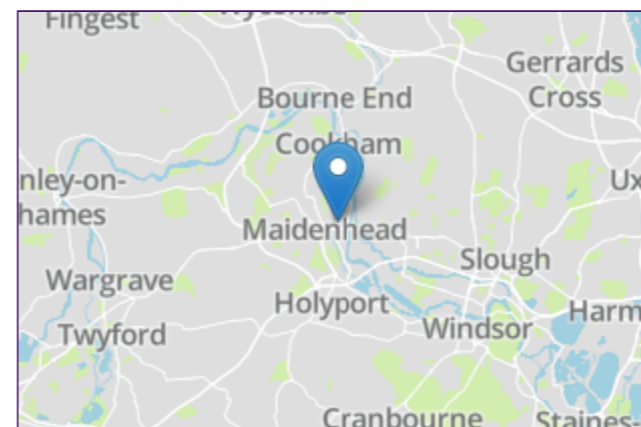
Location

This property is conveniently located within a short walk to the Town Centre. The Railway station is approximately 1 mile away - providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead will also soon benefit from the Crossrail Development and redevelopment of the town centre. 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

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			
(92-100)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	