



A superb four bedroom property situated in the ever popular Maidenhead Riverside located 0.2 miles from Boulders Lock and 1 mile from the town centre. The spacious living accommodation is set over three floors with the ground floor currently used as an AirBnB featuring a good sized bedroom, shower room and kitchenette

To the first floor is a wonderfully bright and airy kitchen with ample space for dining and a large reception room with a pretty Juliette balcony overlooking the front of the property. The second floor hosts the principal bedroom, a further double bedroom, a good sized single and a well appointed bathroom

Externally, the courtyard garden is the perfect suntrap and the wooden shed provides excellent storage. There is also driveway parking with the potential to add further parking if required

Offering versatile living accommodation and set in an enviable location we feel this property would make an ideal family home





# Property Information

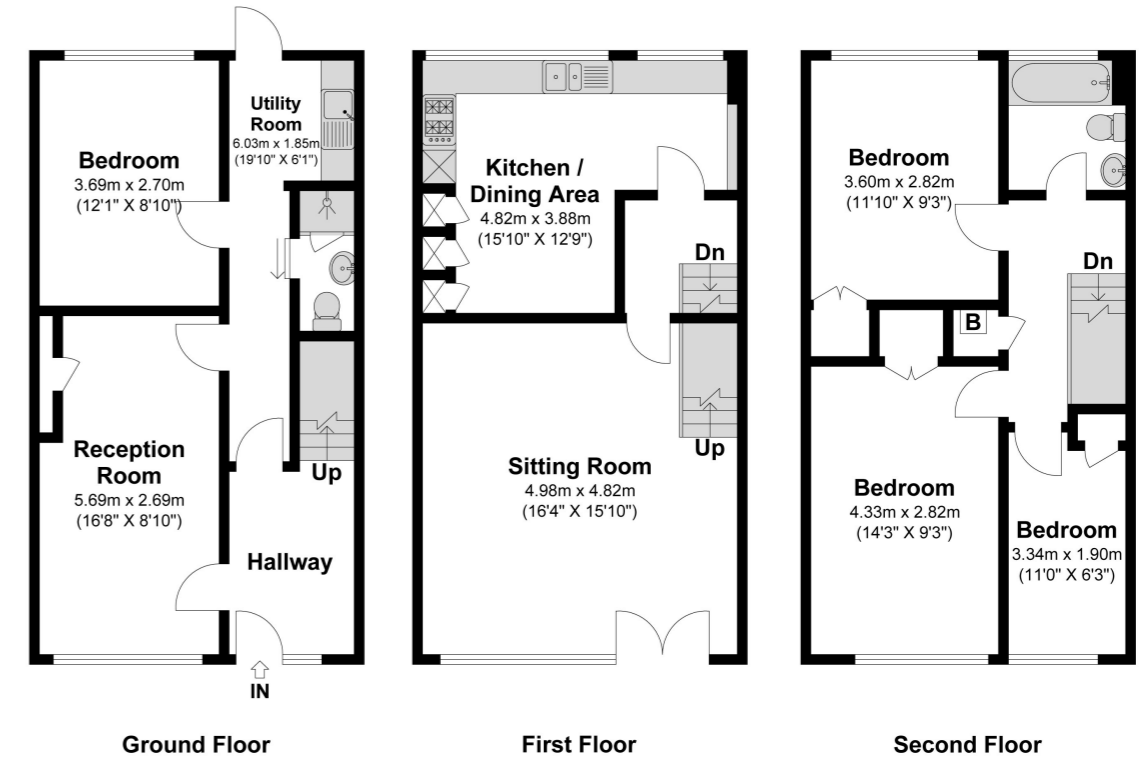
-  RIVERSIDE LOCATION
-  TWO BATHROOMS
-  QUIET CUL DE SAC LOCATION
-  EASY TO MAINTAIN GARDEN
-  FOUR BEDROOMS
-  DRIVEWAY PARKING
-  LARGE KITCHEN DINER
-  LIGHT AND AIRY THROUGHOUT

					
x4	x2	x2	x1	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

# Floor Plan



**Ray Mead Court**  
 Approximate Floor Area  
 1364.0 Square feet 126.72 Square metres



**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.

## Location

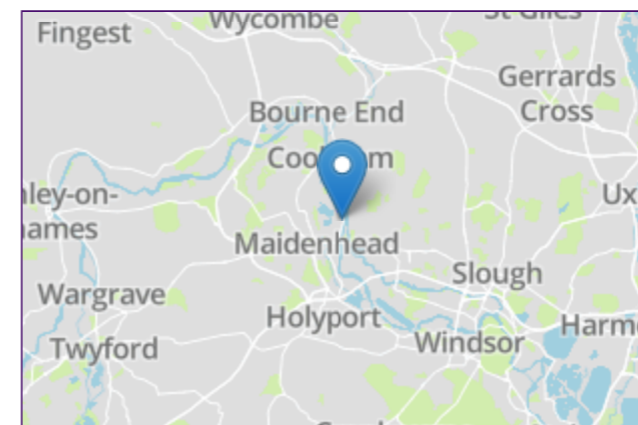
This property is conveniently located within easy walking distance of the River Thames and the Town Centre. The Railway station is just over a mile away - providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead now also forms part of the Crossrail network and is served by the Elizabeth Line which offers direct links to Central and East London. 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.

## Sport 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

## Council Tax

Band E



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
<small>EU Directive 2002/91/EC</small>			