



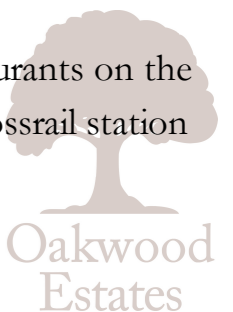
An ideally located three double bedroom detached family home which comes to the market with no onward chain complications. Featuring a large hallway, utility room, modern kitchen with plentiful storage and built in appliances, a large reception room with doors out onto the garden, a conservatory and a downstairs wc.

To the first floor, the principal bedroom has ample built in storage and a contemporary en suite bathroom, there are two further good sized double bedrooms and a well appointed family bathroom

Externally, the private enclosed garden is bordered by mature shrubs and trees, the garage provides useful storage and there is driveway parking



Auckland Close is just a short walk from Ray Mill Island and the bars and restaurants on the riverside as well as being within easy reach of Maidenhead town centre and Crossrail station



Property Information

-  NO CHAIN
-  TWO BATHROOMS (1 EN-SUITE)
-  UTILITY ROOM
-  DETACHED
-  DRIVEWAY PARKING
-  THREE DOUBLE BEDROOMS
-  GARAGE
-  CLOSE TO MAIDENHEAD CENTRE. STATION (CROSSRAIL)
-  CLOSE TO RIVERSIDE

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

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 Pinkneys Green. Nearby amenities include numerous golf courses, the new 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 River Thames and its lovely restaurants and cafes as well as easy reach of Maidenhead Town Centre and the Crossrail station - providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead Riverside and Ray Mill Island are also close by, offering a good selection of family activities. The property is well located for access to the M4 and M40 via the A404 making commuting into London and the West Country very easy

Council Tax

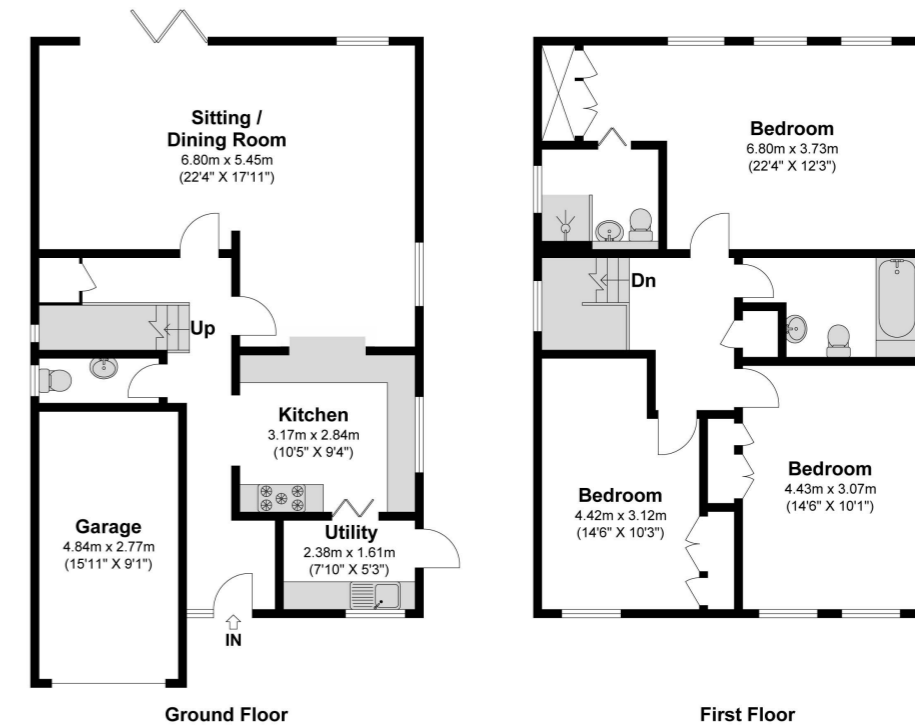
Band F

Floor Plan



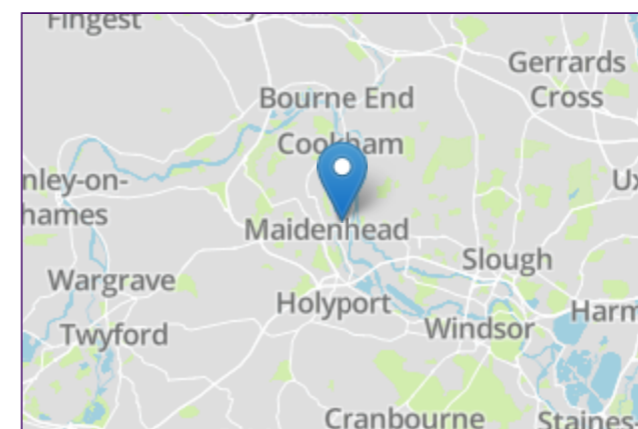
Auckland Close

Approximate Floor Area
 1385.96 Square feet 128.76 Square metres (Excluding Garage)
 Garage Area 131.32 Square feet 12.20 Square metres
 Total Area 1517.28 Square feet 140.96 Square metres (Including 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 | | |
| (55-68) | D | 69 | 79 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |
| EU Directive 2002/91/EC | | | |