



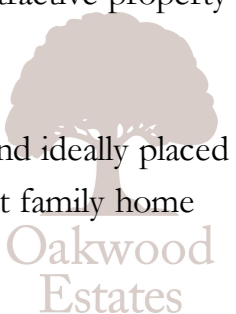
An immaculately presented THREE bedroom semi detached family home located in the ever-popular Altwood area of Maidenhead which comes to the market in turn key condition. Featuring a welcoming hallway, contemporary kitchen with built in appliances and access to the garden, a wonderfully light and bright open plan reception room with ample space for dining and relaxing

To the first floor is the spacious main bedroom with bay fronted window, built in storage and separate toilet and wash basin, a further double bedroom enjoying views out on the garden, a good sized single bedroom and a well appointed family bathroom



Externally, there is a sunny patio leading to a beautifully maintained garden with an array of mature shrubs and trees providing much privacy and seclusion. The summer house is perfectly placed to enjoy the garden and the large garage offers excellent storage facilities. To the front of this attractive property is off street parking for two cars

Situated on a quiet no through road in one of the most enviable areas of Maidenhead and ideally placed for many good and outstanding schools, we feel this property would make the perfect family home





## Property Information

-  TURN KEY CONDITION
-  CLOSE TO A NUMBER OF GOOD AND EXCELLENT SCHOOLS
-  SUMMER HOUSE
-  CONTEMPORARY KITCHEN
-  POPULAR ALTWOOD AREA LOCATION
-  GARAGE & DRIVEWAY
-  LARGE PRIVATE GARDEN
-  CLOSE TO M4 WITH LINKS TO M25 AND M40

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

### Location

The property is ideally located for the commuter, being only 1 mile from Maidenhead Train Station which forms 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. The town is currently under regeneration with a new shopping experience in development along with the addition of many new bars and restaurants

### Schools And Leisure

The property is located within catchment and walking distance of Newlands Girls School and there is a good selection of other good and outstanding schools very close by. 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 newly built Braywick Leisure centre, a multiplex cinema, shops and restaurants.

### Council Tax

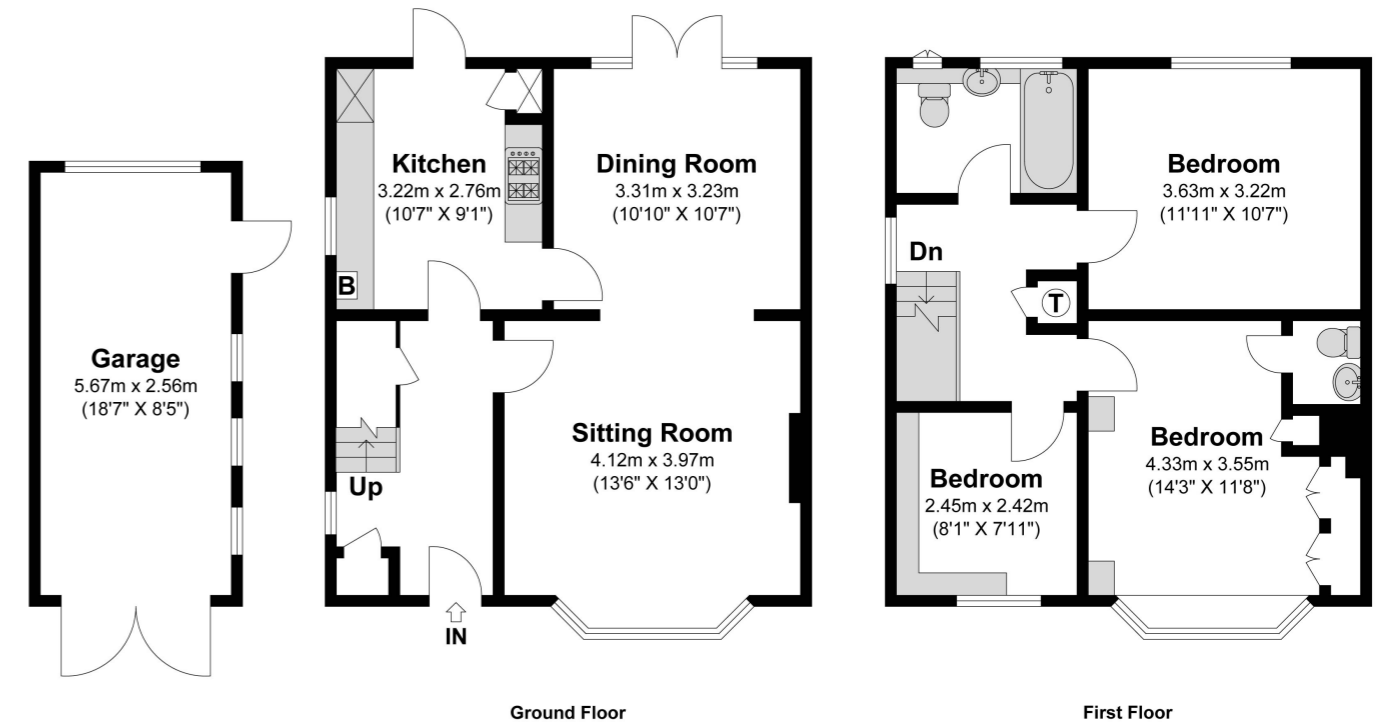
Band E

## Floor Plan



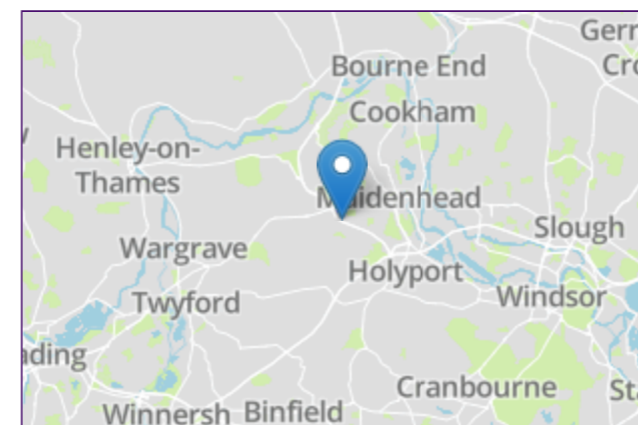
### Bannard Road

Approximate Floor Area  
 965.84 Square feet 89.73 Square metres (Excluding Garage)  
 Garage Area 156.29 Square feet 14.52 Square metres  
 Total Area 1122.13 Square feet 104.25 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		85
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			