









A beautifully presented 5 double bedroom detached family home offering flexible accommodation and located in a highly sought after location within a short drive of Maidenhead Town Centre and railway station.

The spacious accommodation includes: a hallway with stairs to the first floor and two built-in storage cupboards, a bright and spacious living room with feature fireplace and French doors opening to the rear garden, a light and airy dining room with vaulted ceiling and bi-fold doors also opening onto the rear terrace and garden, a modern and well equipped kitchen/breakfast area with integrated Bosch appliances, a utility room with side door access, a family bathroom and three double bedrooms, with two currently being used as a second sitting room and a study.

The first floor comprises two further double bedrooms, each with their own en-suite bath/shower rooms and built in wardrobes. The property also offers further scope for expansion (STPP).

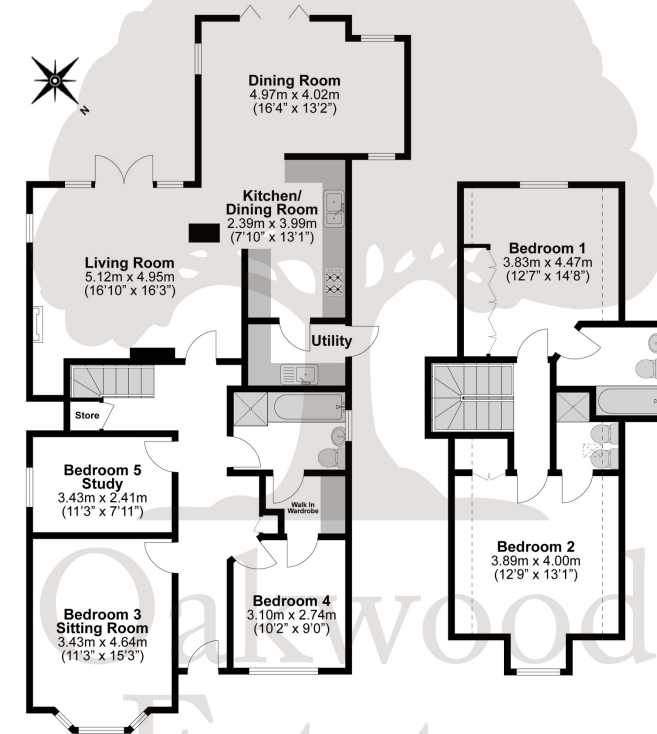




-  EXTENDED DETACHED FAMILY HOME
-  FIVE DOUBLE BEDROOMS
-  FAMILY BATHROOM AND TWO FURTHER EN-SUITES
-  DELIGHTFUL SOUTHERLY ASPECT REAR GARDEN & ENTERTAINMENT AREA
-  SHORT DRIVE OF TOWN CENTRE & RAILWAY STATION
-  MODERN, OPEN-PLAN FITTED KITCHEN/BREAKFAST AND DINING
-  TWO SPACIOUS RECEPTION ROOMS
-  DRIVEWAY PARKING FOR SEVERAL CARS
-  SOUGHT AFTER LOCATION CLOSE TO POPULAR SCHOOLS

					
x5	x2	x3	x3	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

**Total Approximate Floor Area**  
1715 Square feet  
159 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.

**Outside**

To the rear this delightful southerly aspect garden is approached via a wide paved patio leading to level lawn bounded by panelled fencing and decorative flower and shrub borders. The property further benefits from the addition of a contemporary outdoor entertainment area comprising: sun terrace with pergola, hot tub area, fire pit / seating area, outdoor cinema and garden bar. To the front the property is approached via a stone driveway with flower and shrub borders and provides parking for several vehicles. Double gates from the driveway provide access to a large log store, outside tap and area for bins.

**Location**

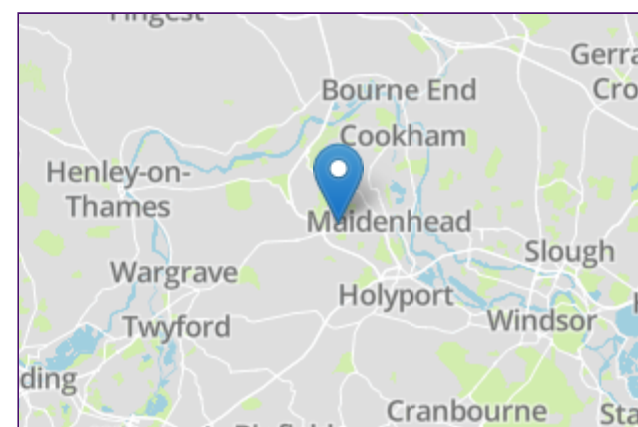
The property is ideally located for the commuter, being a short drive from Maidenhead Train Station which forms part of the Crossrail network and a short distance to the A308 providing access to the M4 and M40). Maidenhead is a large town in the Royal Borough of Windsor and Maidenhead, in Berkshire offering a good range of well known High Street retailers, complimented by a wide variety of independent and specialist stores. Maidenhead is a busy commuter town with excellent road and rail links

making it a sought after location for businesses. The town boasts a thriving pharmaceutical and telecommunications presence with names such as 3 mobile, Glaxo Smith Kline and Adobe. Maidenhead train station is served by local services operated by First Great Western from London Paddington to Reading, and is also the junction for the Marlow Branch Line. Maidenhead is included within the Crossrail scheme.

**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. The River Thames can also be accessed at Maidenhead, which is within easy reach. The local area has many walking trails, including the National Trust woodland at Maidenhead Thicket and Pinkneys Green. Nearby amenities include the newly opened Braywick Leisure Centre, a multiplex cinema, shops and restaurants.

**Council Tax**  
Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	71	
(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	