



A superbly presented FOUR bedroom detached property located on a large corner plot in a prime residential area and within catchment for the ever popular Holyport College. To the ground floor is a welcoming hallway leading to a light and bright reception room with wood flooring throughout, a further reception space is found at the rear with french doors out onto the patio and the large kitchen which enjoys a front to back aspect has ample space for family dining.

On the first floor, is the main bedroom which is unusually spacious and has plentiful built-in storage, there are also three further bedrooms and a well appointed family bathroom

Externally, the rear garden is mainly laid to lawn with borders of mature shrubs and trees and a wonderful sunny seating area set underneath a pretty pagoda. To the front is driveway parking for multiple cars.

The property also benefits from having previous planning permission for a double storey side extension

We feel this property would make a wonderful family home due to it's ideal position, turn key interior and proximity to local excellent schooling



Property Information

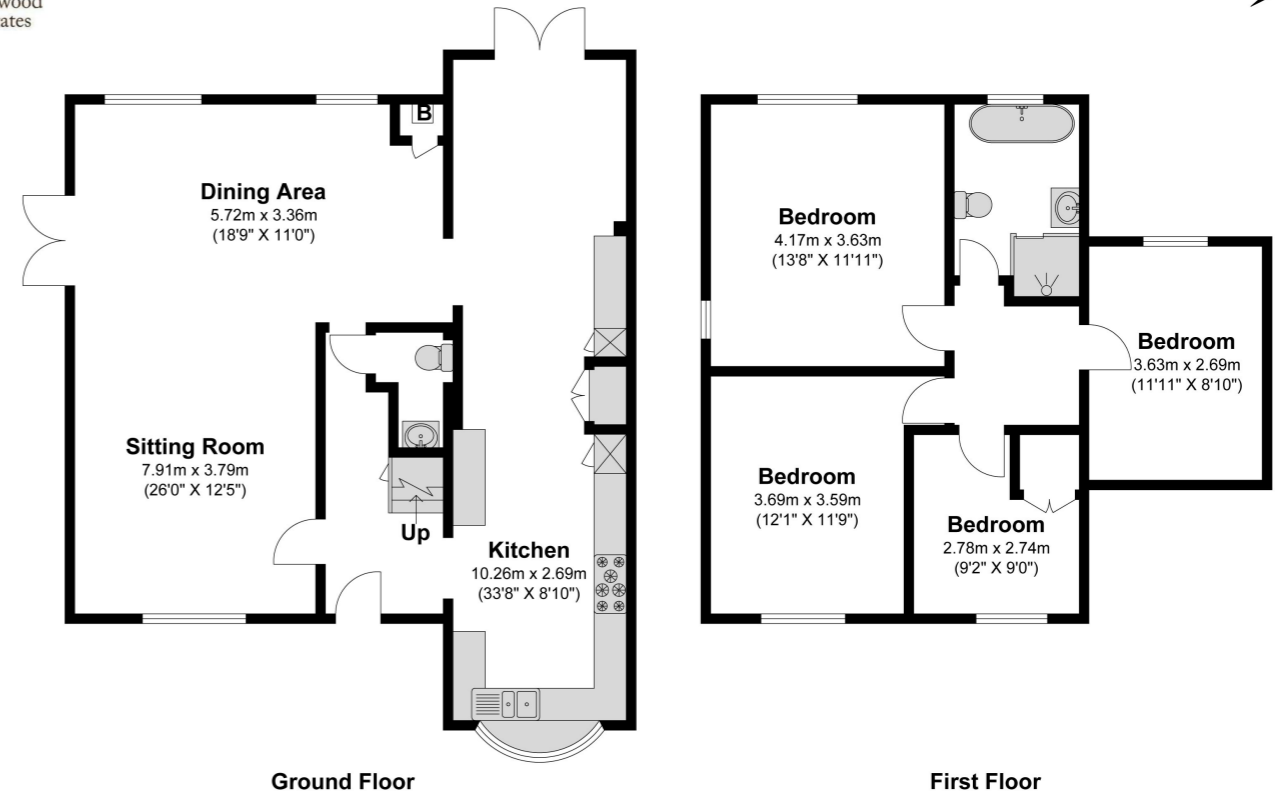
Floor Plan

-  NO CHAIN
-  FOUR BEDROOMS
-  TWO RECEPTION ROOMS
-  POPULAR RESIDENTIAL AREA
-  DRIVEWAY PARKING
-  OPPORTUNITY TO EXTEND STP
-  HOLYPORT COLLEGE CATCHMENT
-  DOWNSTAIRS WC
-  CONVERTED GARAGE

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



Byland Drive
 Approximate Floor Area
 1401.78 Square feet 130.23 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.

External

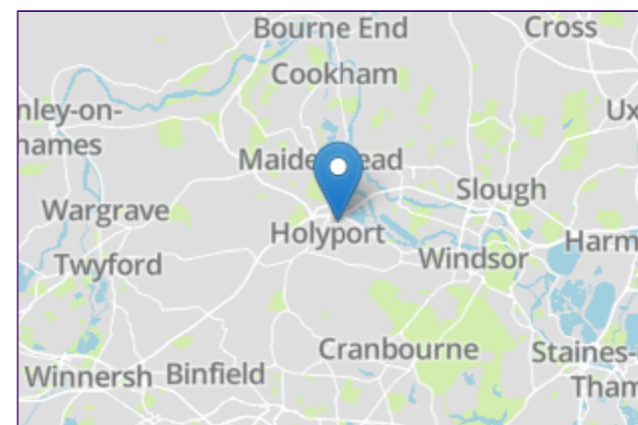
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Sports & Leisure

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 in the village of Holyport within easy reach of Maidenhead Town Centre and the Crossrail Railway station providing fast links into London Paddington (fast trains approx. 20 minutes).. 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			80