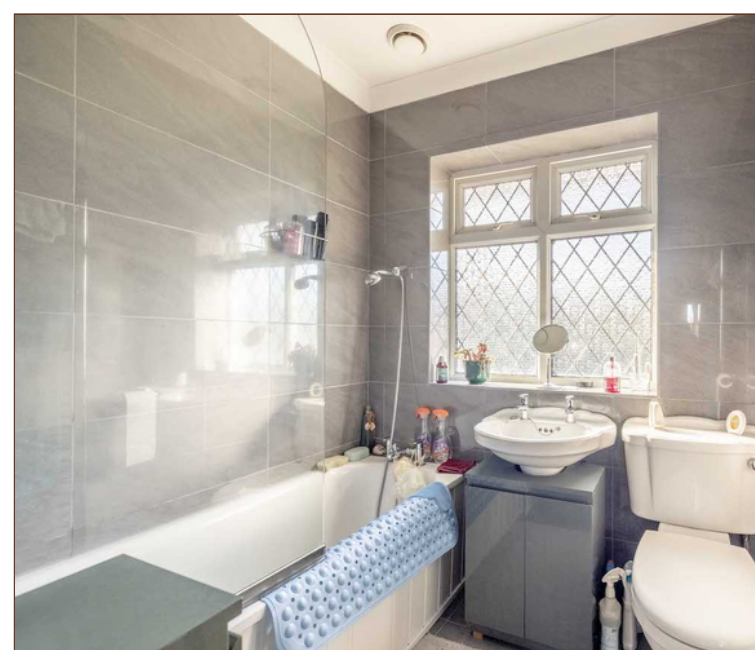
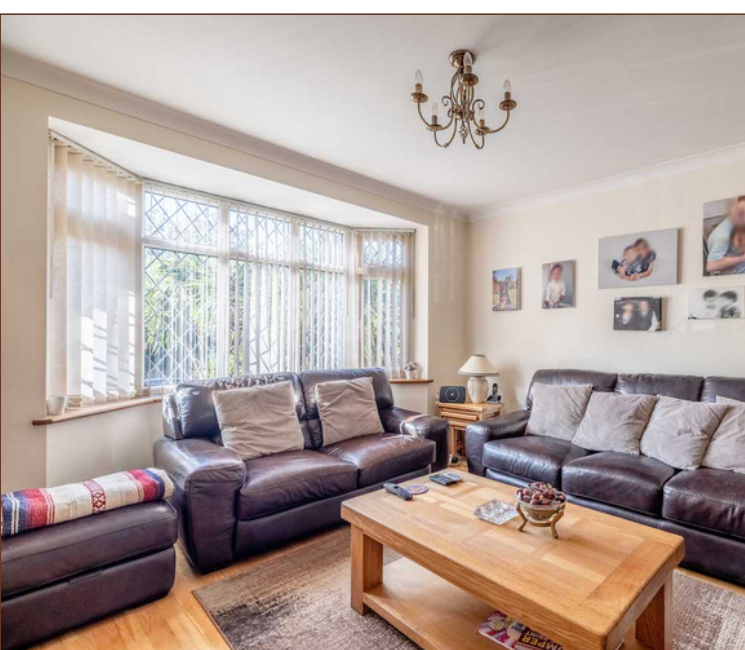


A well presented and characterful semi detached home situated in a sought after location within walking distance of many good and outstanding schools including Newlands Girls School. To the ground floor is a welcoming hallway, a front reception room with bay window and log burning stove, a further large reception room with french doors out onto the patio, a downstairs wc and a wonderful kitchen with built in appliances and space for dining



On the first floor is the light and bright principal bedroom with bay window and ample built in storage, a second double bedroom again with built in storage, a well sized single bedroom and a newly fitted family bathroom

To the side of the property are wooden gates leading to a car port and fully insulated garage which could easily be converted to a home office. The garden which is mainly laid to lawn features a sunny patio dining area, a number of storage sheds including a chicken coop and a wonderful array of fruit trees

This superb property further benefits from CCTV, newly installed solar panels and the opportunity to extend into the loft space creating a fourth bedroom with en suite STP



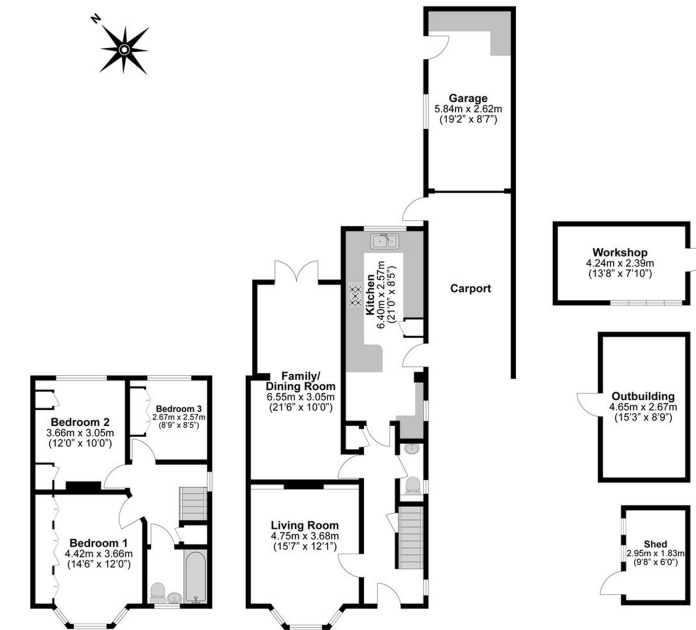


-  THREE BEDROOM
-  GARAGE & DRIVEWAY PARKING
-  CLOSE TO GOOD AND OUTSTANDING SCHOOLS
-  SOLAR PANELS
-  LONG GARDEN
-  TWO RECEPTION ROOMS
-  POPULAR LOCATION
-  KITCHEN/DINER



**Total Approximate Floor Area**  
1675 Square feet  
156 Square metres

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

**Location**

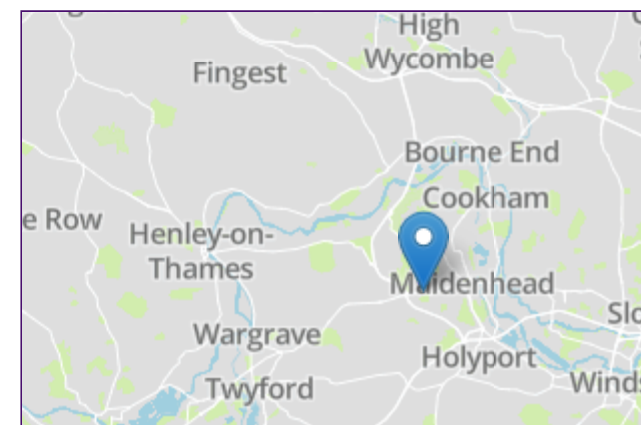
The property is situated in a popular area of Maidenhead, less than 5 minutes' drive from the town centre and train station and with easy access to the A404M and M4. There is a selection of excellent schooling nearby including Newlands Girls School as well as day to day amenities such as a convenience store, a post office and laundrette within walking distance

**Sports 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 to Windsor and Cookham. Nearby amenities include numerous golf courses, the newly built Braywick Leisure centre, a multiplex cinema and a good selection of shops and restaurants.

**Council Tax**

Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	