



To the front of the property there is driveway parking, attached garage, level lawn and pathway leading to the front door with curtesy porch.

Inside, the spacious hallway with stairs to first floor gives access to the downstairs cloakroom and Living / Dining Room. The Living / Dining Room has a dual aspect over the front and rear of the property, it is a good size with under stairs storage, opening to the Kitchen and double doors to the garden. The Kitchen is well fitted with a range of floor and wall mounted units set to wooden work top with space and plumbing for appliances. There is a fitted oven, gas hob with extractor above, stainless steel sink unit with mixer tap and drainer.

Upstairs, there are three good sized bedrooms, Bedrooms 1 & 2 have fitted wardrobes and all are served by a well fitted family shower room. There is also an airing cupboard and access to the loft space.

Outside, the private garden is fully enclosed and has access to the rear of the garage.

There is scope to improve and enlarge the property STPP.

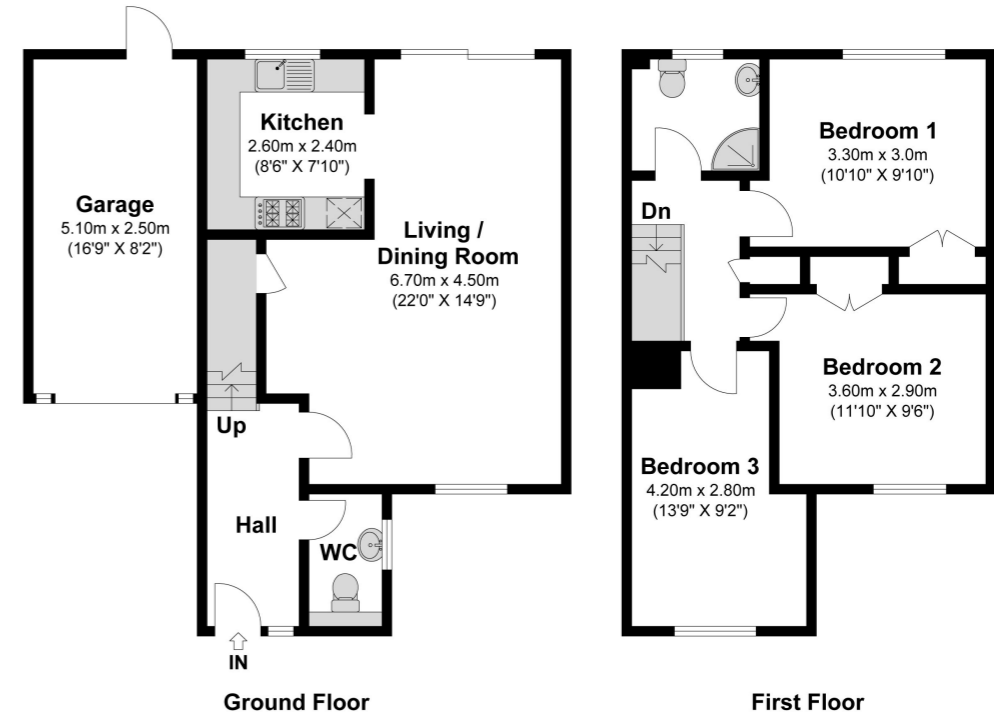


-  SOUGHT AFTER LOCATION
-  THREE DOUBLE BEDROOMS
-  LIVING / DINING ROOM
-  DRIVEWAY PARKING & ATTACHED GARAGE
-  POTENTIAL TO ENLARGE STPP
-  SEMI DETACHED FAMILY HOME
-  FAMILY BATHROOM & DOWNSTAIRS CLOAKROOM
-  KITCHEN
-  PRIVATE REAR GARDEN

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



**Treemill Drive**  
 Approximate Floor Area  
 945.61 Square feet 87.85 Square metres (Excluding Garage)  
 Garage Area 137.23 Square feet 12.75 Square metres  
 Total Area 1082.84 Square feet 100.60 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.

**Location**

The property is within easy reach of Maidenhead town centre and Cross Rail train station and with easy access to the A404M and M4. There is a selection of nearby schooling options as well as day to day amenities such a convenience stores within walking distance too. Ockwells Park is located just a short distance away and is the perfect spot for dog walking.

**External**

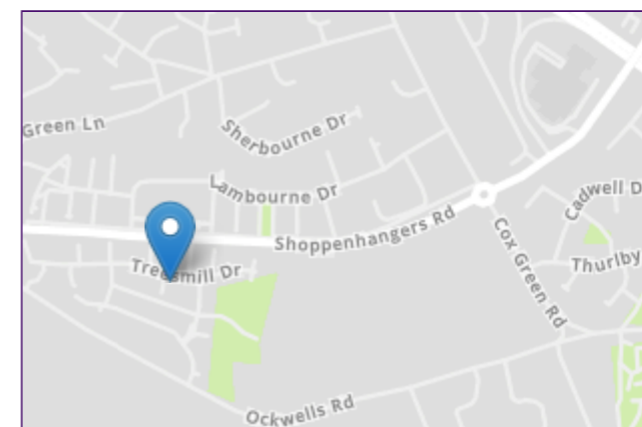
Outside, the property has a private rear garden and driveway parking to the front leads to the attached garage, there is a pathway and front garden with mature trees providing privacy.

**Council Tax**

Band E

**Schools & 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 Ockwells Park. 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	72	
(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	