



A beautifully presented detached three bedroom family house located in a popular residential road within walking distance of Maidenhead town centre and the Elizabeth Line and a short drive to nearby motorways being M4, M40 and A404.

The property features a large enclosed rear garden, a generous living room, also a generous dining room which leads on to a lovely bright conservatory, fitted kitchen, WC and driveway parking for up to Six vehicles.

The property is also close to Braywick leisure centre and popular local schooling.

Please note this property previously had planning consent for a major double and single storey rear and front extension, details of which can be found on the council's website using the reference 18/03403/FULL

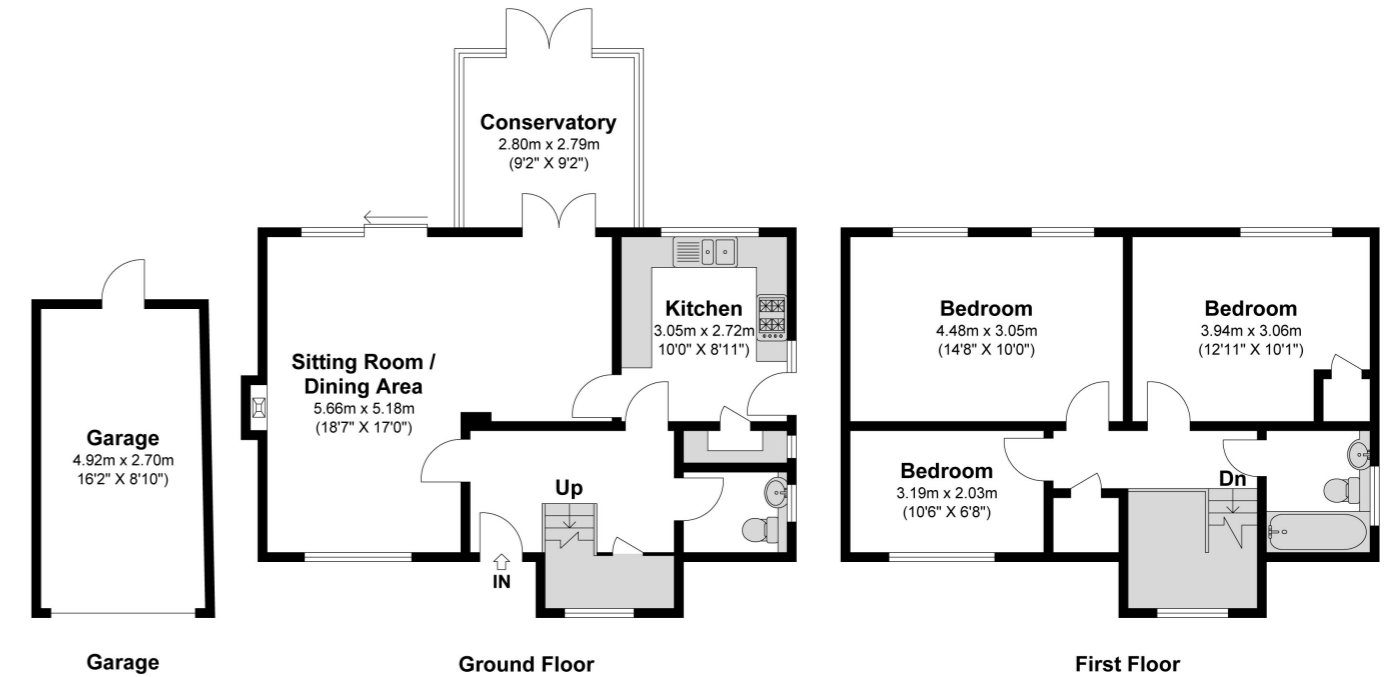


-  DETACHED FAMILY HOME
-  DOWNSTAIRS W.C
-  SCHOOL CATCHMENT AREA
-  DETACHED SINGLE GARAGE
-  3 BEDROOMS
-  SITUATED JUST OVER A MILE FROM RAILWAY STATION AND TOWN CENTRE
-  CONSERVATORY
-  EXPIRED PLANNING CONSENT FOR LARGE EXTENSION
-  DRIVEWAY PARKING FOR UP TO SIX CARS
-  LIVING / DINING ROOM

					
x3	x2	x1	x6	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



**Harvest Hill Road**  
 Approximate Floor Area  
 1081.77 Square feet 100.50 Square metres (Excluding Garage)  
 Garage Area 140.36 Square feet 13.04 Square metres  
 Total Area 1222.13 Square feet 113.54 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.

**External**

To the front the property is approached via a large driveway providing parking for up to 6 cars enclosed by low level walls and shrub borders. To the rear the garden is mainly laid to level lawn bounded by panelled fencing with shrub borders and paved patio area. The rear garden has direct back access to the garage and there is also side access to the front of the property.

**Location**

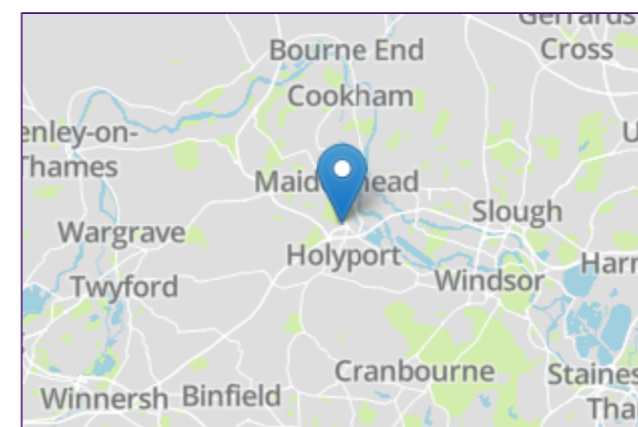
The property is in a popular part of Maidenhead just a short drive from the town centre and train station and within easy access to the A404 and M4. Bray village is just a short walk away providing an array of excellent and well renowned pubs and restaurants

**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 Pinkney's Green. Nearby amenities include golf, an indoor swimming pool and Braywick Leisure centre, a multiplex cinema, shops and restaurants.

**Council Tax**

Band F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	