

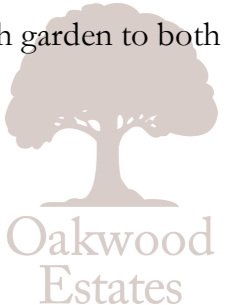
A semi detached THREE bedroom property in need of modernisation located in a popular residential location within reach of many good and outstanding schools. Featuring kitchen, two reception rooms, downstairs wc, three bedrooms, family bathroom, garage and garden overlooking Boyn Hill Cricket Club.











The property lends itself to further expansion subject to all consents.

Arranged over two floors, the accommodation comprises a spacious hallway giving access to downstairs cloakroom, living room and dining room, the kitchen is fitted with a range of wall and floor units and has a door to the rear patio and garden.

On the first floor there are three bedrooms plus a family bathroom.

Outside - To the rear the garden is approached via a paved terrace which leads to level lawn enclosed by panelled fencing and shrub borders. There is also a garden room which is accessed from outside. To the front the property is approached by a block paviour drive providing parking for multiple cars with garden to both sides. There is also a single garage with a pedestrian door to the garden.

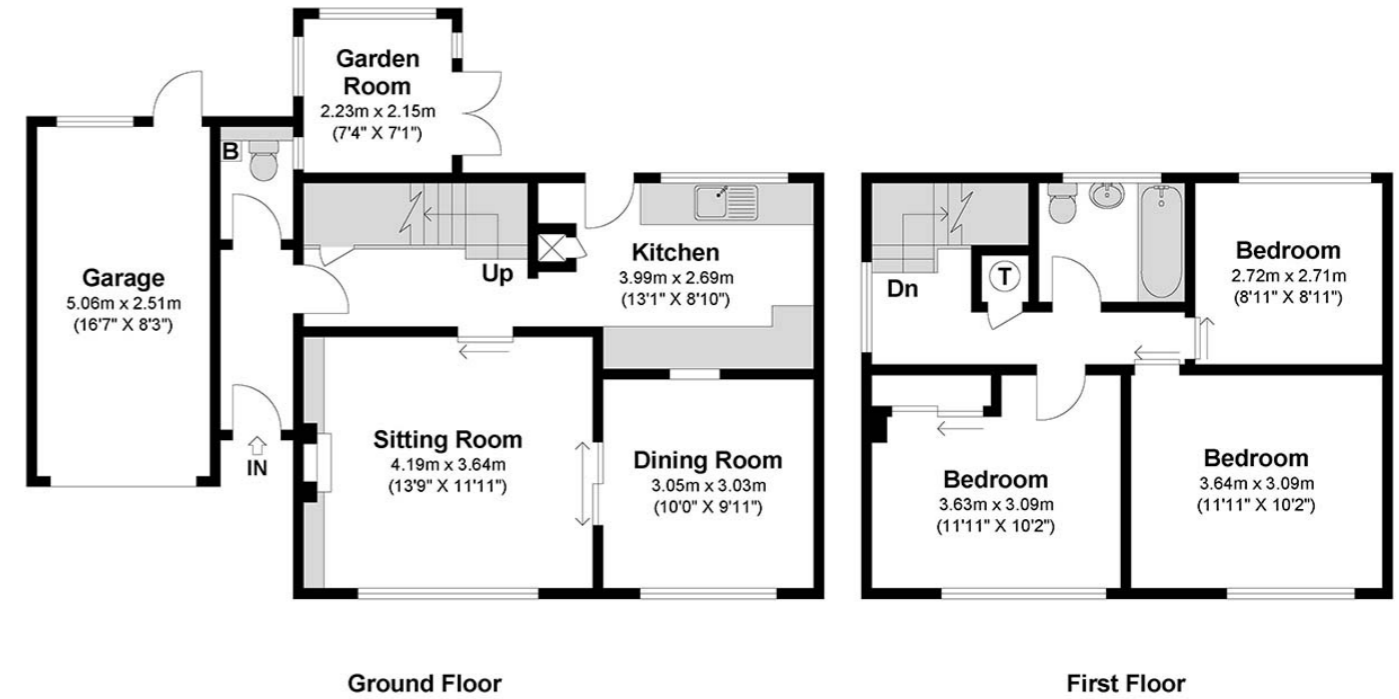


-  NO CHAIN
-  DRIVEWAY PARKING
-  IN NEED OF MODERNISATION
-  POTENTIAL TO EXTEND (STPP)
-  GARDEN
-  GARAGE
-  THREE BEDROOMS
-  CLOSE TO GOOD AND OUTSTANDING SCHOOLS
-  TWO RECEPTION ROOMS
-  APPROX 1.5 MILES TO MAIDENHEAD STATION

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



**Highway Road**  
 Approximate Floor Area  
 1045.60 Square feet 97.14 Square metres (Excluding Garage)  
 Garage Area 136.70 Square feet 12.70 Square metres  
 Total Area 1182.30 Square feet 109.84 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**

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**Schools And Leisure**

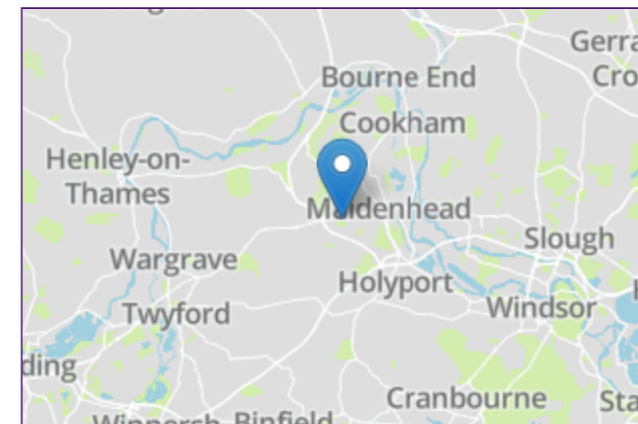
The property is located within catchment for Newlands Girls School and there is a good selection of other good and outstanding schools close by including Claire's Court Junior Boys School. There are numerous local sports clubs including tennis, rugby, rowing and football, various fitness centres and 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.

**Location**

The property is ideally located for the commuter, being just a short distance from Maidenhead Train Station which forms part of Crossrail and close to the A404 providing access to the M4 and M40. 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 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 served by the Elizabeth Line providing fast links into Central and East London.

**Council Tax**

Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	