













Offered for sale with NO ONWARD CHAIN , this three bedroom, semi detached bungalow is situated in the ever popular location close to Newlands Girls school, local shops and The National Trusts Pinkney's Green.

The front door leads to a spacious ENTRANCE HALL with doors to all rooms and stairs to the first floor bedroom. The Living Room overlooks the front garden and has a feature gas fire place. The Kitchen overlooks the private rear garden and is fitted with a range of floor and wall mounted units set to ample work top incorporating the sink unit. There is a door to the side and plenty of space for a kitchen table. On the ground floor there is also TWO BEDROOMS, a FAMILY BATHROOM and separate WC. Upstairs is the Primary Bedroom with lovely views over town.



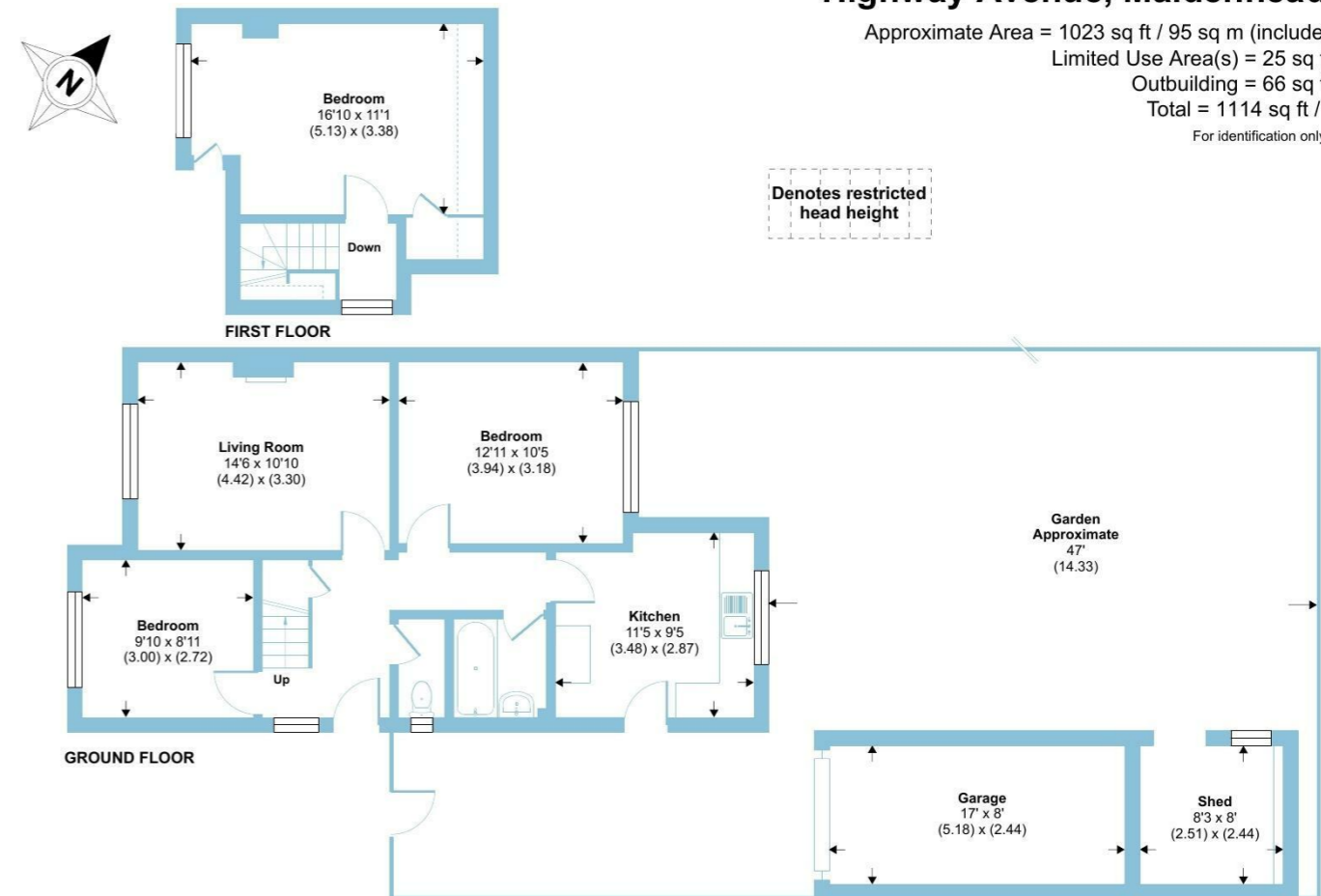
-  NO ONWARD CHAIN
-  THREE BEDROOMS
-  LIVING ROOM
-  RECEPTION ROOM
-  ENCLOSED REAR GARDEN


-  SEMI DETACHED BUNGALOW
-  GARAGE AND DRIVEWAY PARKING
-  BATHROOM & CLOAKROOM
-  KITCHEN
-  POPULAR LOCATION CLOSE TO NEWLANDS GIRLS SCHOOL

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

**Highway Avenue, Maidenhead, SL6**

Approximate Area = 1023 sq ft / 95 sq m (includes garage)  
 Limited Use Area(s) = 25 sq ft / 2 sq m  
 Outbuilding = 66 sq ft / 6 sq m  
 Total = 1114 sq ft / 103 sq m  
 For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Barnard Marcus. REF: 881677

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.

Denotes restricted head height

**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 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.

**OUTSIDE**

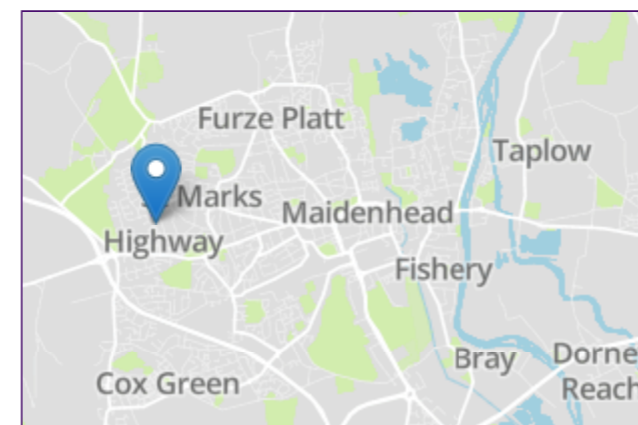
The front garden is enclosed by low brick walling and mature shrubs with an area of level lawn and driveway leading to the garage via gated access. The rear garden is enclosed by mature hedge grow, there is an patio area to the rear of the house and storage shed to the rear of the garage.

**Council Tax**

Band D

**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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC