



A stunning FOUR bedroom detached energy efficient family home located within catchment and easy walking distance of Lowbrook Academy. To the ground floor is a large open plan kitchen/diner "hub of the home" providing ample space for entertaining, a charming reception room with access out onto the garden, a playroom/study and a very useful downstairs shower. The garage has also been converted and is currently used as a utility/storage room












To the first floor are three good sized bedrooms, a well appointed family bathroom and the spacious principal bedroom which has ample built in storage and views out to the front

To the rear is a newly landscaped garden which features a patio seating area, children's play area, an all weather low maintenance astro lawn and summer house. The front is neatly paved providing parking for multiple cars and an electric car charging plot. The property also benefits from solar panels and storage battery

This family home is in excellent condition and with no onward chain would make an ideal purchase for those wishing to be in catchment for Lowbrook Academy



Property Information

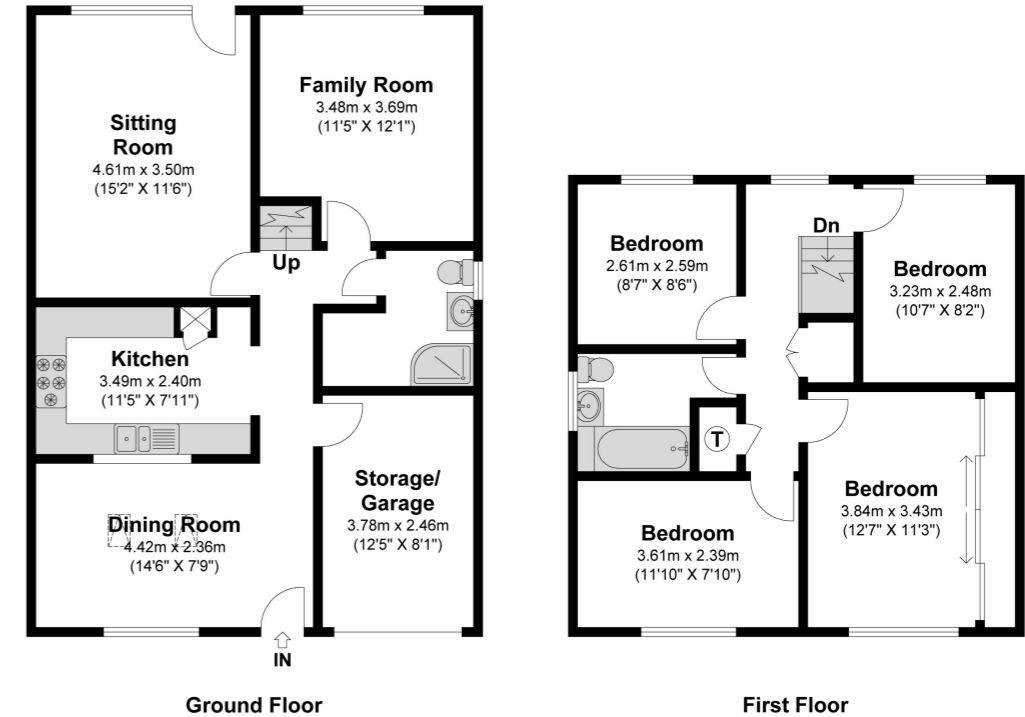
-  LOWBROOK ACADEMY CATCHMENT
-  NEWLY LANDSCAPED GARDEN
-  INTEGRATED GARAGE
-  DOWNSTAIRS SHOWER ROOM
-  SOLAR PANELS WITH BATTERY STORAGE GENERATING CIRCA £1500 PA
-  ELECTRIC CAR CHARGING POINT
-  TWO PARKING SPACES
-  EXCELLENT CONDITION THROUGHOUT
-  REFURBISHED KITCHEN DINER

					
x4	x3	x2	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



Lowbrook Drive
 Approximate Floor Area
 1209.65 Square feet 112.38 Square metres (Excluding Garage)
 Garage Area 100.10 Square feet 9.30 Square metres
 Total Area 1309.75 Square feet 121.68 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

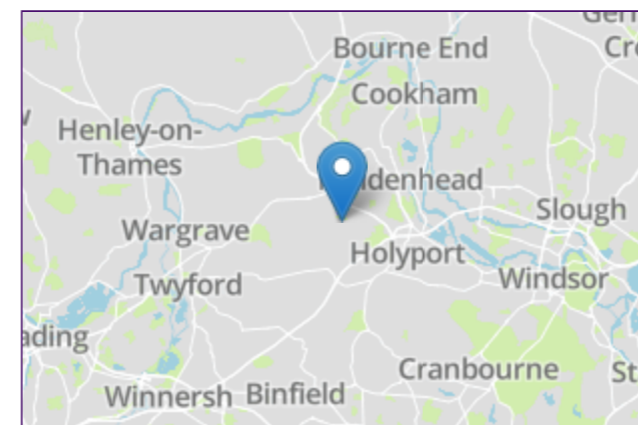
Situated within an incredibly popular and family orientated location, there are numerous sports clubs including tennis, rugby, rowing and football, various fitness centres and racing at Ascot and Windsor. The River Thames can also be accessed at Maidenhead, which is within easy reach. The local area has many walking trails, including the National Trust woodland at Maidenhead Thicket and Pinkneys Green. Nearby amenities include the newly opened Braywick Leisure Centre, a multiplex cinema, shops and restaurants.

Schools And Leisure

The property is in the catchment of the highly sort after Lowbrook Academy school. There are other outstanding & good schools like White Waltham Primary, Wessex Primary & Woodland Primary close by. The nearby amenities includes Cox Green community & leisure centre. The property is ideally located for the commuter, within easy reach of Maidenhead Train Station which forms part of the Crossrail network and a short distance to the A308 providing access to the M4 and M40). Maidenhead is a large town in the Royal Borough of Windsor and Maidenhead, in Berkshire offering a good range of well known High Street retailers, complimented by a wide variety of independent and specialist stores. Maidenhead train station is served by local services operated by First Great Western from London Paddington to Reading, and is also the junction for the Marlow Branch Line. Maidenhead is included within the Crossrail scheme and benefits from fast routes into Central London

Council Tax

Band F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	87	90
(69-80)	C		
(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			