



To the front of the property there is driveway parking for numerous cars with side access and steps leading to the front door with mature magnolia providing floral abundance.

Inside, the Entrance Hall, with exposed wooden flooring, gives access to all rooms and stairs to first floor with storage underneath.

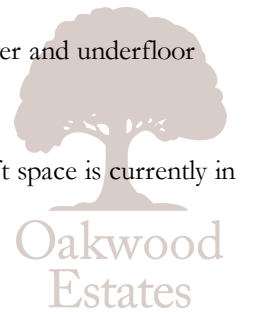
The formal Living Room, with feature fireplace, has an attractive front aspect over the front garden via a large bay window. There is a Dining Room to the rear of the property (currently in use as a Study) with a side and rear aspect over the garden, double doors lead to the patio with pergola and established grape vine. The Breakfast Room also overlooking the garden has a useful built in pantry cupboard and leads to the Kitchen with side door to patio and windows overlooking the garden. The Kitchen has a range of floor and wall mounted units set to ample work top and incorporating one and a half bowl sink unit with drainer. There is a 4 ring gas hob, integrated oven and dishwasher, space and plumbing for washing machine. Stairs from the kitchen lead down to the Cellar where the boiler can be found, it is a great utility space with additional storage.



Upstairs, the light and spacious Primary Bedroom, again with feature fireplace, overlooks the front via a large window and has a range of shelving. There is an En Suite Bathroom, with underfloor heating, with both a bath and separate shower.

Two further double bedrooms and a single bedroom are served by the Family Bathroom with power shower and underfloor heating. There is a separate W.C.


Further stairs lead to the converted loft space with Velux window providing light to the hallway below. The loft space is currently in use as a bedroom 5/study with additional storage in the eaves.





## Property Information

-  PRIME LOCATION
-  FOUR BEDROOMS
-  THREE RECEPTION ROOMS
-  DRIVEWAY PARKING FOR SEVERAL CARS
-  MATURE WEST FACING GARDEN
-  ATTRACTIVE PERIOD PROPERTY
-  TWO BATHROOMS (1 EN-SUITE)
-  BONUS LOFT ROOM
-  CELLAR
-  ATTRACTIVE FIREPLACES AND HIGH CEILINGS

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

### Location

The property is situated in a popular residential location just 0.5 miles from the town centre and 0.8 miles from the Crossrail train station and with easy access to the A404M and M4. There is an excellent selection of nearby schooling options including including highly rated schools in both the private and public sectors'

### Sport And 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, shops and restaurants.

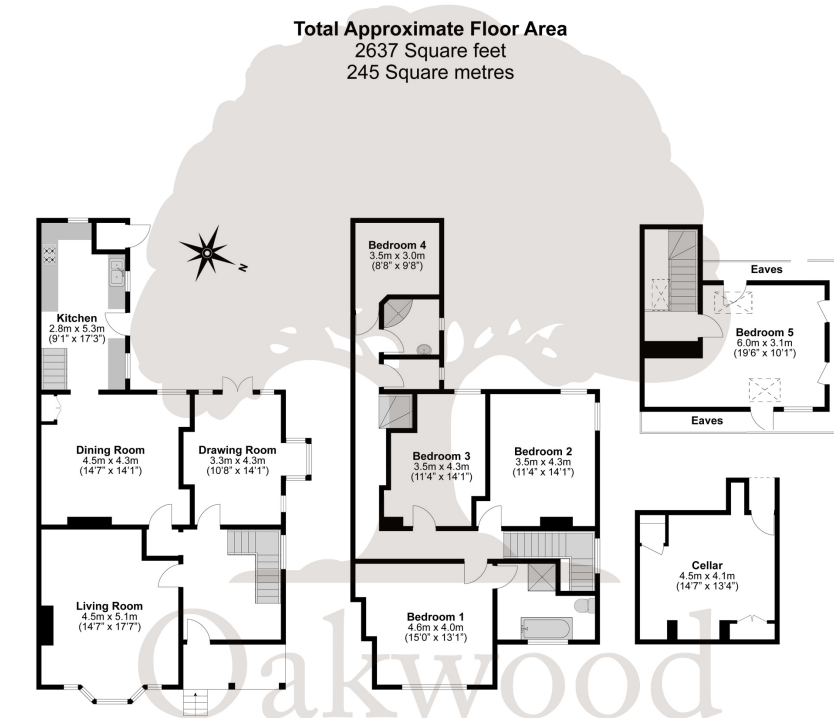
### Outside

To the rear of the property, a large mature west facing garden is mostly laid to lawn with mature trees and hedge row. There is a patio to the rear of the house with pergola and mature grape vine giving interest.

### Council Tax

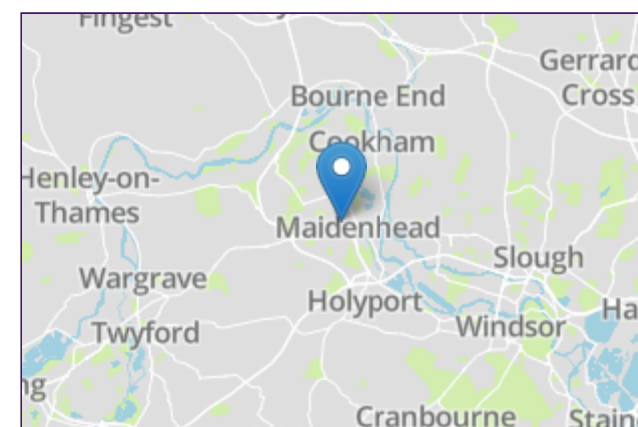
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## Floor Plan



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	42	70
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	