

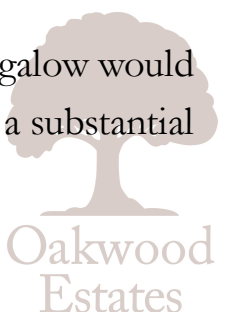


In an idyllic setting within the ever popular Pinkneys Green area is a detached bungalow with ample scope to extend STP. To the ground floor is a lovely and light reception room with fireplace and space for a dining table, a well appointed kitchen with direct access onto the sunny patio, a separate wc and good sized, newly fitted family bathroom. The three bedrooms are all an excellent size and the large principal bedroom enjoys a wonderful view out onto the garden



To the front of the property is a large driveway and pretty garden, there is also a very useful garage to the side and to the rear is a wonderfully private garden with mature apple trees and border shrubs

Situated on a large plot in a well regarded popular cul de sac, we feel this bungalow would make an ideal home with it's current footprint or could be extended to create a substantial home



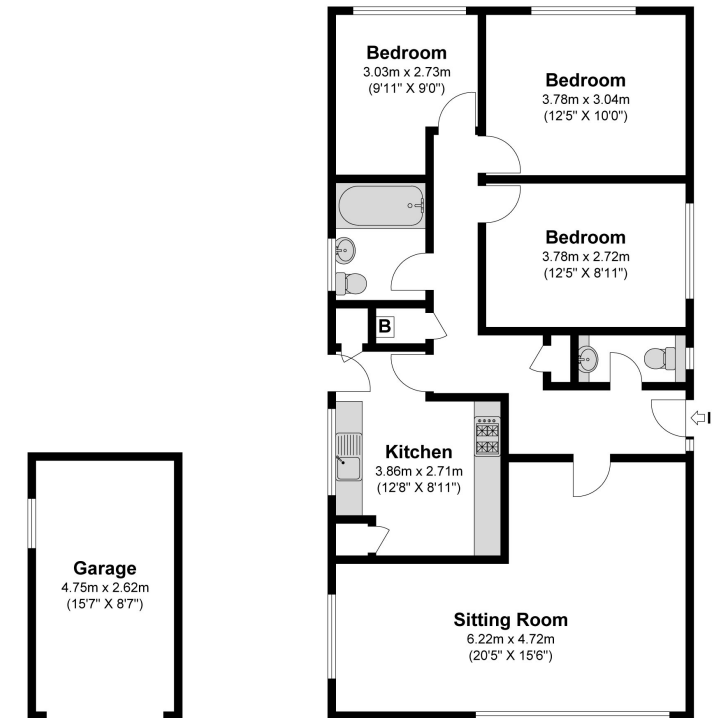


-  CUL DE SAC LOCATION
-  GARAGE & DRIVEWAY PARKING
-  NEWLANDS GIRLS SCHOOL CATCHMENT
-  THREE DOUBLE BEDROOMS
-  DETACHED BUNGALOW
-  SCOPE TO EXTEND (STP)
-  PRIVATE GARDEN
-  CLOSE TO WALKING ROUTES OF PINKNEYS GREEN

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



**Arlington Close**  
 Approximate Floor Area  
 939.15 Square feet 87.25 Square metres (Excluding Garage)  
 Garage Area 133.90 Square feet 12.44 Square metres  
 Total Area 1073.05 Square feet 99.69 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**

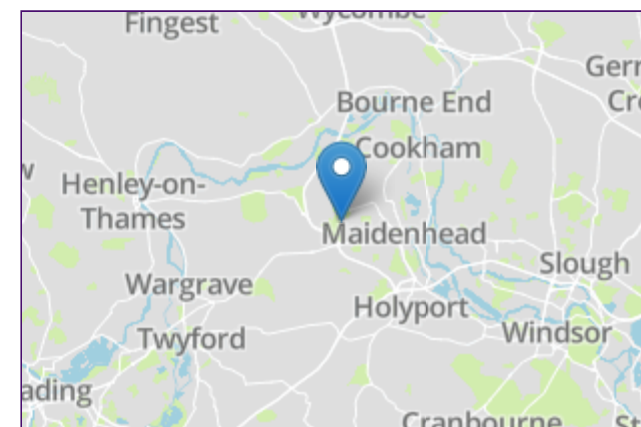
Ideally situated in a prime Maidenhead location and close to a number of good schools including Newlands Girls School. The property is just over 2 miles from Maidenhead Train Station which forms part of Crossrail and a short distance to the A404 providing access to the M4 and M40. Maidenhead is a large town in the Royal Borough of Windsor and Maidenhead, in Berkshire which is currently undergoing huge regeneration within the town centre. Maidenhead is a busy commuter town with excellent road and rail links making it a sought after location for businesses. 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.

**Sports 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. The local area has many walking trails, including the National Trust woodland at Maidenhead Thicket and Pinkneys Green. Nearby amenities include golf, an indoor swimming pool and Braywick Leisure centre, a multiplex cinema, shops and restaurants.

**Council Tax**

Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	