

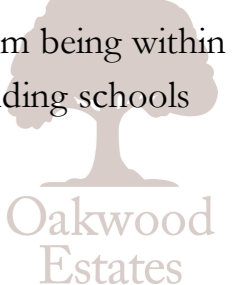


An immaculately presented three bedroom property located within easy reach of Maidenhead Crossrail station which comes to the market with no onward chain complications. To the ground floor is a welcoming hallway, a good sized reception room, downstairs cloakroom and to the rear is a wonderfully light and bright contemporary kitchen/diner with bi fold doors out onto the patio and garden

To the first floor is the large principal bedroom with en suite bathroom, two further bedrooms enjoying views out onto the garden and a well appointed modern family bathroom

Externally, there is a sunny patio and garden mainly laid to lawn with bordering shrubs and plants

Auriol Way is situated in the popular Vicus Way development which is just a 5 minute walk from Maidenhead Town Centre and Crossrail station. This property further benefits from being within catchment for Oldfield Primary School as well as many other good and outstanding schools

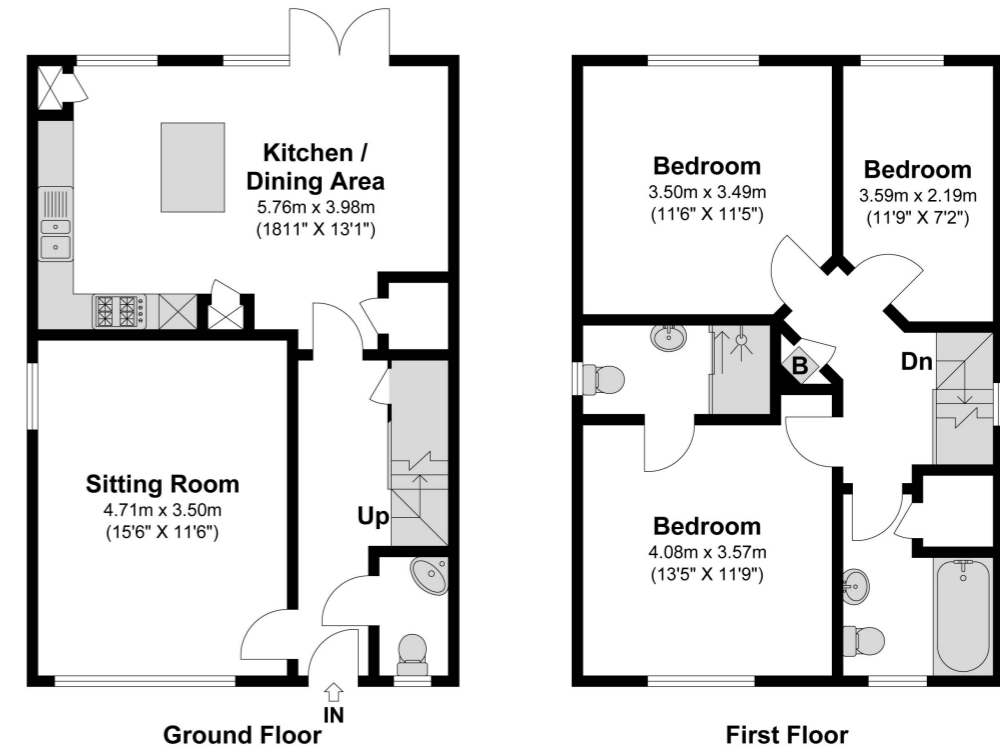


-  NO CHAIN
-  THREE BEDROOMS
-  CLOSE TO MAIDENHEAD CROSSRAIL STATION
-  PRIVATE GARDEN
-  TURN KEY CONDITION
-  TWO BATHROOM (1 EN-SUITE)
-  POPULAR LOCATION

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



**Auriol Way**  
Approximate Floor Area  
1061.42 Square feet 98.61 Square metres



**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**

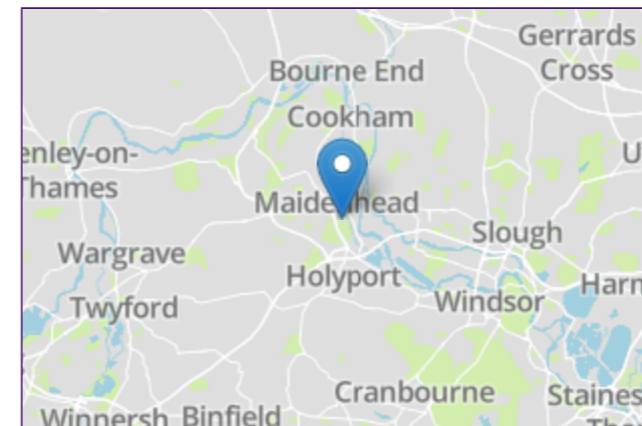
This property is conveniently located within a short walk to the Town Centre and Railway station - providing fast links into London Paddington (fast trains approx. 20 minutes). The River Thames and Ray Mill Island are also under a mile providing access to the Thames Path and other popular walking routes. Maidenhead also benefits from the Crossrail Development and further regeneration of the town centre. For the commuter by car, junction 8/9 of the M4 via the A404(M) or A308(M) are within easy reach - providing access to the M25, Heathrow Airport, London and the West Country.

**Schools 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 numerous golf courses, Braywick Leisure centre, a multiplex cinema, shops and restaurants. There are also a number of good and outstanding schools close by including Oldfield Primary School

**Council Tax**

Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		<small>EU Directive 2002/91/EC</small>	