



An exquisite two double bedroom characterful property located on a popular residential road which comes to the market in perfect turn key condition. To the ground floor is a welcoming hallway, a well sized front sitting room with high ceilings and sash windows of the period, a dining room with under stairs storage and a wonderfully light, well appointed kitchen with double doors leading out onto the garden.









To the first floor is the stylish principal bedroom again with traditional sash windows and also benefitting from built in storage, the second double bedroom is beautifully presented and enjoys views out on the garden. The large family bathroom has ample space for a three piece suite and separate shower enclosure. Subject to planning there is the opportunity to convert the bathroom into a third bedroom whilst still providing space for a bathroom on the same floor.



Externally, the well maintained garden features a sunny patio area, a long lawn with pretty shrubs and plants, and an exceptional home office with power and wifi providing the ideal "work from home" set up.

This beautifully presented family home offers contemporary living accommodation whilst retaining many period and character features.

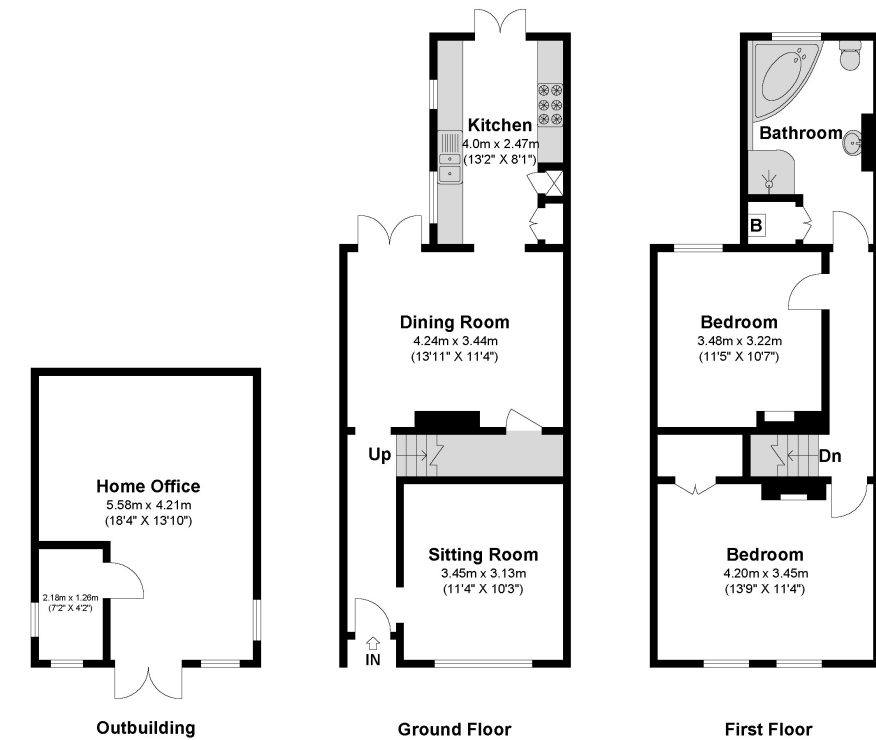


-  HOME OFFICE
-  OPPORTUNITY TO EXTEND STP
-  PERIOD FEATURES
-  POPULAR RESIDENTIAL LOCATION
-  TWO DOUBLE BEDROOMS
-  PRIVATE GARDEN
-  TURN KEY CONDITION
-  JUST 1.5 MILE TO MAIDENHEAD CROSSRAIL STATION

					
x2	x2	x1	0	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Alwyn Road
 Approximate Floor Area
 945.28 Square feet 87.82 Square metres (Excluding Outbuilding)
 Outbuilding Area 252.85 Square feet 23.49 Square metres
 Total Area 1198.13 Square feet 111.31 Square metres (Including Outbuilding)



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

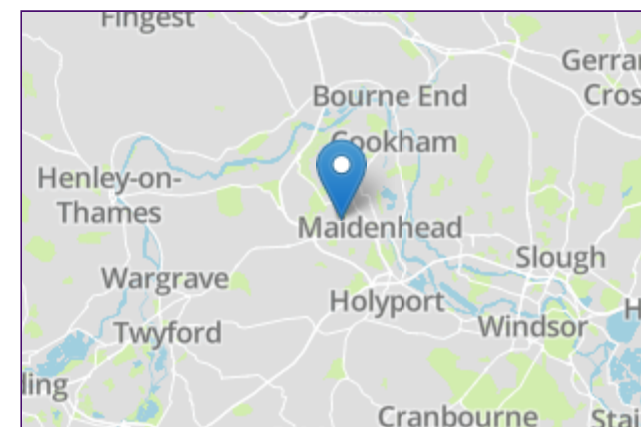
The property is situated in the popular St Marks area of Maidenhead, less than 5 minutes' drive from the town centre and train station and with easy access to the A404M and M4. There are a number of amenities close by such as a convenience store, a lovely community cafe and laundrette all within easy walking distance.

Schools And Leisure

The surrounding area provides excellent schooling for children of all ages both in the private and state sector. 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.

Council Tax

Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			