













Situated in a sought-after position with great road links locally and within easy reach of Maidenhead town centre is this attractive four-bedroom family home. The property forms part of a small gated development of just five detached homes opposite the village green within the Cox Green area of Maidenhead. All of the properties on the development are generously sized, though this home has the added benefit of two detached studio spaces providing additional space for a home office or gym. Internally the house is well presented in a bright and modern style which could be easily personalised to suit by the new owner.

The reception rooms include an 18ft. dual aspect sitting room and a separate dining room, with the kitchen also having space for a breakfast area for informal family meals. In addition there is a useful utility room and a cloakroom with w.c. Upstairs there are four good-size double bedrooms, with the principal bedroom having an en suite shower room and the rest of the bedrooms sharing a family bathroom.



-  GATED CUL-DE-SAC LOCATION
-  TWO BATH/SHOWER ROOMS
-  KITCHEN/BREAKFAST ROOM
-  DETACHED HOME OFFICE
-  GARAGE/STORE ROOM
-  FOUR DOUBLE BEDROOMS
-  TWO RECEPTION ROOMS
-  UTILITY & CLOAKROOM
-  DETACHED GARDEN ROOM WITH BASEMENT ACCOMMODATION
-  LARGE DRIVEWAY

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



Illustrations are for identification purposes only, measurements are approximate, not to scale.

Oakwood Estates

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.

**Outside**

To the rear, the south-west facing garden is mainly laid to level lawn and is enclosed by mature trees and shrubs, there is also a patio terrace adjoining the house. The garden is also home to two detached studios: a single-storey home office and a separate ‘corner’ studio with garden room and basement level accommodation. To the front the property occupies a position at the end of the cul de sac and is approached over a sweeping driveway which has space for several vehicles. The integral garage has been partitioned and is now ideal for garden or bike storage.

**Schools**

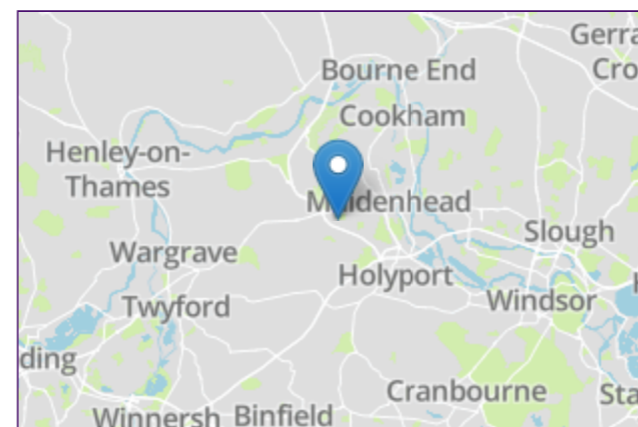
There is a selection of nearby schooling options as well, of particular interest are Newlands Girls School and Desborough College which the property is within the catchment area for.

**Location**

Located to the south of Maidenhead town centre, with a Co-operative supermarket and two pubs just a few moments away. The setting is convenient for the road commuter with the A404(M) about half a mile distant, which links to the M40 and M4 motorways. Maidenhead town centre is within easy reach and offers shopping and a variety of restaurants, bars and cafes in the Waterside Quarter. The local area has many walking trails, including the National Trust land at Maidenhead Thicket and Pinkneys Green. Nearby leisure pursuits include Cox Green Leisure Centre, cricket clubs, Ockwells Park, watersports at Bray, Taplow and Dorney Lakes, and a leisure centre and nature reserve at Braywick Park. Maidenhead station is 1.8 miles with direct access to London Paddington and is served by the Elizabeth Line.

**Council Tax**

Band G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	