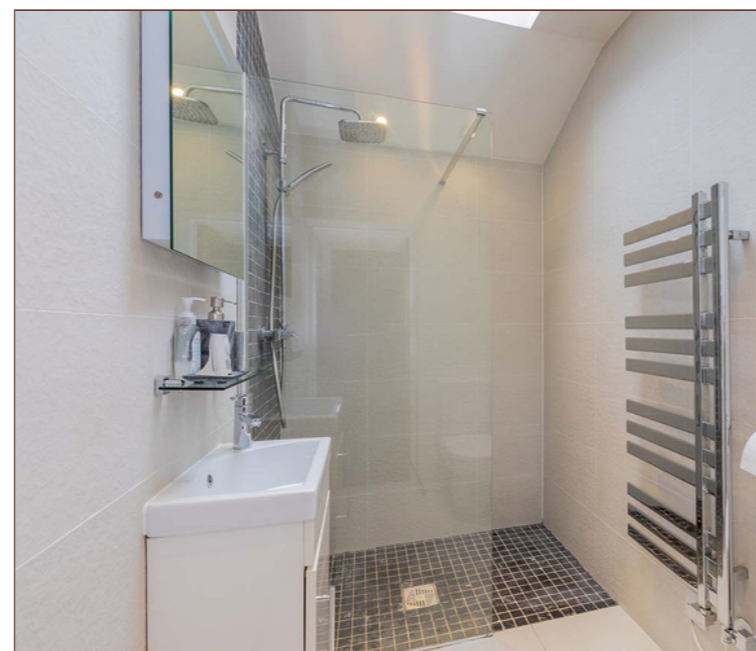




A characterful three bedroom semi-detached family house ideally located just over a mile away from Maidenhead town centre and train station (Crossrail), To the ground floor is a bay fronted reception room with original fireplace, a second large reception room with views out onto the garden, a further reception room/study, a modern shower room and utility room. To the rear is a delightful contemporary kitchen/diner with apex ceiling and velux windows providing ample light and space. To the first floor there is a spacious master bedroom with newly installed built in storage, a further double bedroom with built in storage, a good sized single bedroom and a well appointed family bathroom.












Externally, the south facing rear garden has been beautifully maintained, with a large decked seating area, a thatched gazebo with inside dining space and a lawn stretching to over 100ft. An extraordinary 25ft outbuilding has been installed by the current owners providing a fully insulated and heated space which would make an ideal gym/home office. Via a rear gate at the bottom of the garden is direct access to the many walking routes across the fields to Fifield and Holyport. To the front of the property is a large driveway with off street parking for up to five cars. This property could easily be extended (STP) into the roof space and comes to the market with no onward chain complications





# Property Information

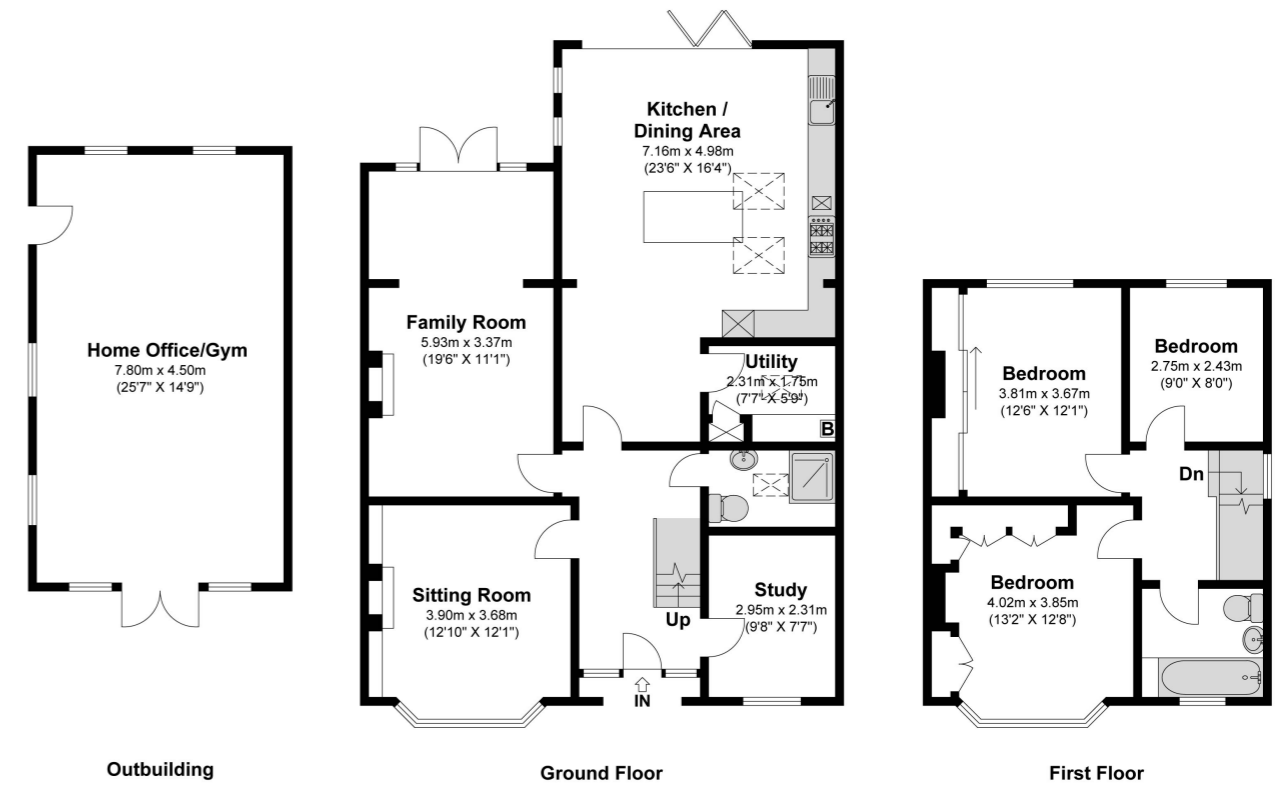
-  NO CHAIN
-  UTILITY ROOM
-  OPEN KITCHEN AND DINING AREA
-  CLOSE TO MAIDENHEAD AND CROSSRAIL STATION
-  DOWNSTAIRS WET ROOM
-  100FT + GARDEN
-  STUDY
-  DRIVEWAY PARKING FOR MULTIPLE CARS
-  HOME OFFICE/GYM

					
x3	x3	x2	x5	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

# Floor Plan



**Windsor Road**  
 Total Approximate Floor Area  
 1500.70 Square feet 139.42 Square metres (Excluding Outbuilding)  
 Outbuilding Area 377.81 Square feet 35.10 Square metres  
 Total Area 1878.51 Square feet 174.52 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.

## External

Externally, the south facing rear garden has been beautifully maintained, with a large patio seating area, a thatched gazebo with inside dining space and a lawn stretching to over 100ft. An extraordinary 25ft outbuilding has been installed by the current owners providing a fully insulated and heated space which would make an ideal gym/home office. Via a rear gate at the bottom of the garden, is direct access to the many walking routes across the fields to Fifield and Holyport. To the front of the property is a large driveway with off street parking for up to five cars

## Schools And Leisure

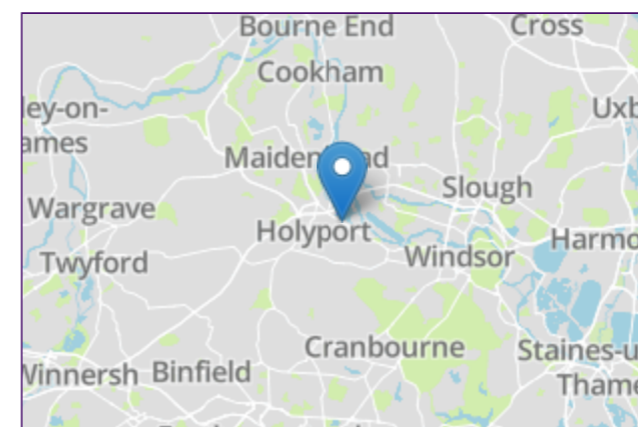
The surrounding area provides excellent schooling for children of all ages both in the private and state sector. There are numerous sports clubs including tennis, rugby, rowing and football, various fitness centres and racing at Ascot and Windsor. Maidenhead Riverside is within easy reach and offers many family orientated activities at Ray Mill Island. The local area has an array of walking trails with the villages of Holyport and Fifield a short distance away. Nearby amenities include golf, an indoor swimming pool and Braywick Leisure centre, a multiplex cinema, shops and restaurants.

## Location

The property is in a popular part of Maidenhead just a short drive from the town centre and train station and within easy access to the A308 and M4. Bray village is just a short walk away providing an array of excellent and well renowned pubs and restaurants. Bray Lake is located across the road which provides excellent walking routes as well as many watersports

## Council Tax

Band F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	