



Welcome to this well presented two bedroom ground floor maisonette located in a popular and well respected residential area. This property comes to the market in immaculate condition providing a perfect blend of modern amenities and practical living, all within 0.5 mile walk of Furze Platt train station and within a close distance to Maidenhead station (Elizabeth Line). Being in the catchment area for some fantastic schools including Furze Platt Infant and Junior schools, makes it an ideal home for young families, downsizers or professionals alike.

The layout comprises an entrance hall with storage, a generous lounge/diner filled with natural light and featuring a fireplace and fitted alcove storage, providing the perfect atmosphere for relaxation and entertainment. There is a fitted kitchen with space for appliances and a range of eye and base level units. Two double bedrooms and a modern family bathroom complete the layout.

Externally there is a private rear garden with patio and lawn area and outdoor storage shed. Furthermore there is allocated off road private parking and plentiful parking on the road.



Property Information

-  GROUND FLOOR MAISONETTE
-  PRIVATE GARDEN
-  WELL PRESENTED
-  COUNCIL TAX BAND - C
-  CATCHMENT FOR FURZE PLATT INFANT AND JUNIOR SCHOOL
-  TWO DOUBLE BEDROOMS
-  DRIVEWAY PARKING FOR 3 CARS
-  SHORT DISTANCE TO MAIDENHEAD TRAIN STATION (ELIZABETH LINE) AND TOWN CENTRE
-  EPC C


x2
Bedrooms


x1
Reception Rooms


x1
Bathrooms


x3
Parking Spaces


Y
Garden


N
Garage

Lease Information

95 Years left on lease.
Service charge and ground rent combined at £117 per month.

Location

This property is conveniently located within 0.1 miles of Furze Platt Railway station - providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead also benefits from being part of the Crossrail network and the ongoing redevelopment 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 Furze Platt Junior and Senior Schools.

Council Tax
Band C

Floor Plan



Edinburgh Road
Approximate Floor Area = 69.48 Square meters / 747.88 Square feet
Storage Area = 3.80 Square meters / 40.90 Square feet
Total Area = 73.28 Square meters / 788.78 Square feet

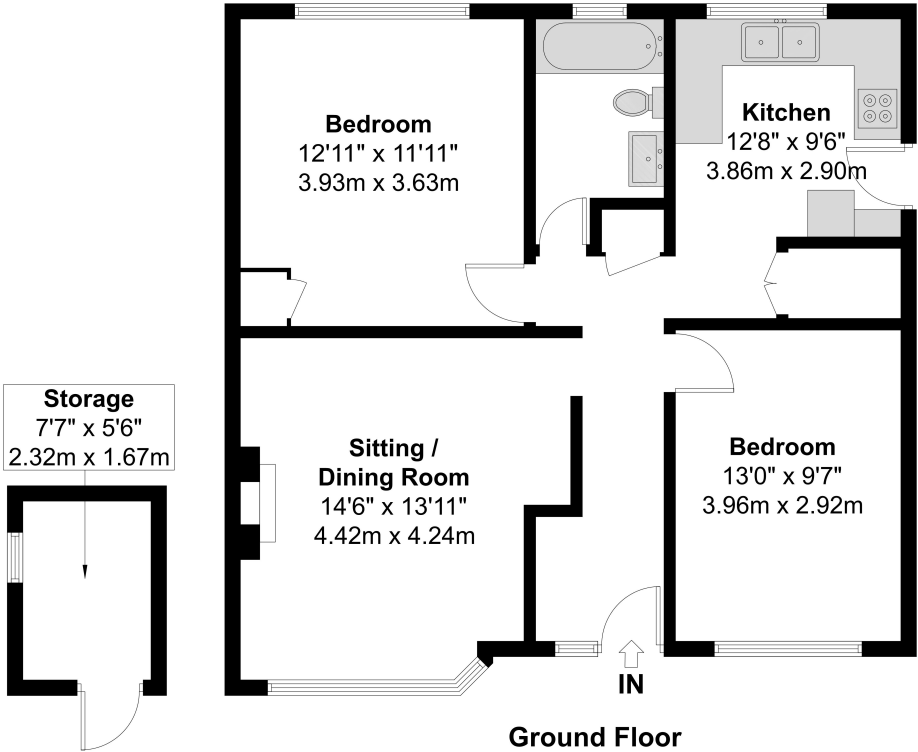
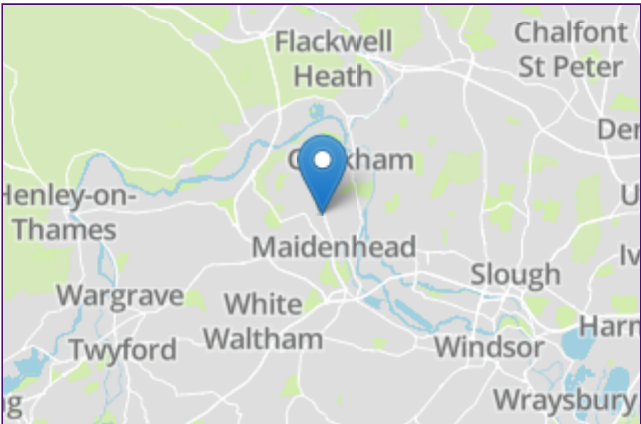


Illustration for identification purposes only, measurements are approximate, not to scale.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		