



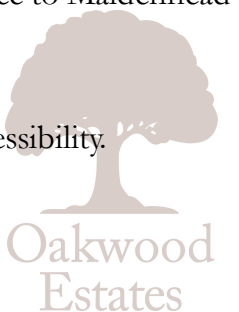
This beautifully presented three bedroom detached house has been occupied for less than a year and is a premium Berkeley build coming to the market with no onward chain allowing the possibility of a quick sale.

To the ground floor, the open plan kitchen/diner features integrated appliances and stone worktops with plenty of space for a dining table and patio doors to the garden. The hallway is spacious with plenty of storage, and there is a good size lounge with dual aspect windows. There is also a useful downstairs W.C.

Upstairs you will find three generously sized bedrooms, with the main bedroom featuring fitted wardrobes and an ensuite shower room. There is also a family bathroom. Externally, the garage includes a bespoke built in utility area and the driveway provides parking for one car.

Impeccably maintained and still covered by the remainder of its 10-year warranty with 9 years left, this exceptional home combines style, space, and comfort in an exclusive location walking distance to Maidenhead town centre and train station (Elizabeth Line).

Perfectly suited for families and professionals, it promises a lifestyle of ease and accessibility.



Property Information

-  NO CHAIN
-  THREE BEDROOMS ON FIRST FLOOR
-  GARAGE WITH UTILITY SPACE
-  LOW MAINTAINENCE REAR GARDEN
-  NINE YEARS NHBC WARRANTY
-  DOWNSTAIRS W.C
-  DRIVEWAY PARKING FOR ONE CAR
-  WALKING DISTANCE TO MAIDENHEAD MAINLINE STATION AND CROSSRAIL (ELIZABETH LINE)


x3
Bedrooms


x1
Reception Rooms


x2
Bathrooms


x2
Parking Spaces


Y
Garden


Y
Garage

Location

This property is conveniently located within a private gated residence within walking distance of the town centre with Maidenhead Crossrail Railway station approximately 0.5 mile away, providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead now also benefits from being part of the Crossrail network with the Elizabeth Line offering direct services into Central and East London. 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.

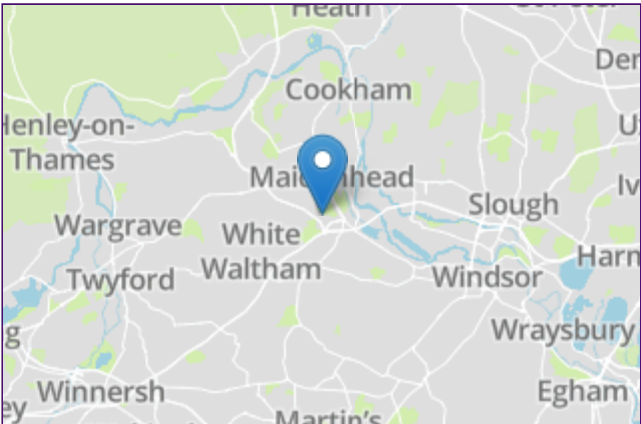
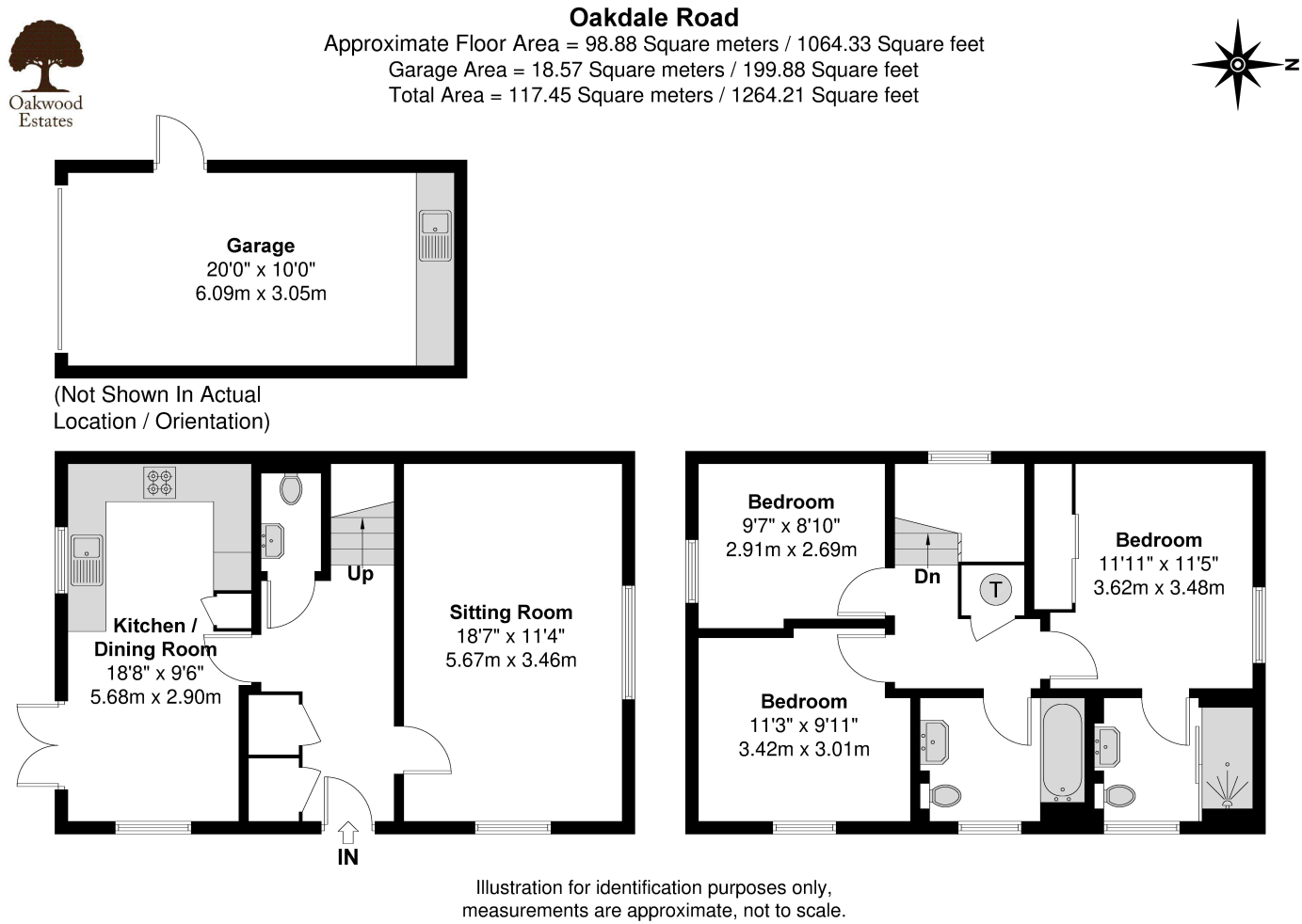
Schools And Leisure

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.

Council Tax

Band E

Floor Plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	89
(69-80) C		
(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		