



Superb detached family home with double garage

8 Broadwater Park, Maidenhead, Berkshire SL6 2UA

Freehold



Reception hall • 3 reception rooms • kitchen • 5 bedrooms (2 en suite) • family bathroom • utility room • double garage & driveway parking • garden

Local information

Broadwater Park is a sought after development of executive homes close to Fifield. The area is surrounded by miles of beautiful countryside yet is still within commuting distance of Central London.

Extensive shopping and leisure facilities can be found in Maidenhead and Windsor.

Transport links are excellent with access to the M4 motorway via junction 8/9 nearby and rail services to London Paddington from Maidenhead station (approx. 1.7 miles) with an excellent service to London (Paddington). Currently the journey time to London Paddington is from 20 minutes at peak times.

Schooling options in the area both state and private are extensive and include Lambrook, St Piran's, St Mary's and St Georges in Ascot, Holyport College, Windsor Boys School, Windsor Girls School and Holyport College. NB. please check catchments and admissions policies.

About this property

This extended family home offers wonderful connecting rooms for relaxing and entertaining. This beautifully presented property is Set over three floors with a charming landscaped garden.

On the ground floor the reception hall is welcoming. The sitting room has a feature fireplace and connects with both

the conservatory and dining room. This makes the layout ideal for entertaining and family life. The conservatory is spacious with underfloor heating and great views over the garden. The attractive fitted kitchen offers a comprehensive range of fitted units, contrasting counter tops, integrated appliances, underfloor heating and breakfast bar. The utility room is fitted with additional cabinets, underfloor heating, laundry plumbing and direct garden access. This floor is completed by a dining room, office and a cloakroom.

On the first floor there is a stylish main bedroom with built-in wardrobes and an en suite bathroom. Three further beautifully presented bedrooms and a modern tiled family bathroom complete this floor. On the second floor is a further spacious bedroom with air conditioning, modern en suite bathroom and adjacent walk-in wardrobe. There is also access to eaves storage on this floor.

To the front of the property the driveway provides parking and access to the double garage. To the rear of the house the landscaped garden is principally laid to lawn with attractive planted borders. A paved sun terrace adjoining the house is ideal for outdoor entertaining. N.B. some internal photography taken 26/4/2017

Tenure

Freehold

EPC rating = D





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Gross internal area (approx) 1872 sq ft

Outbuildings 285 sq ft

Total 2159 sq ft

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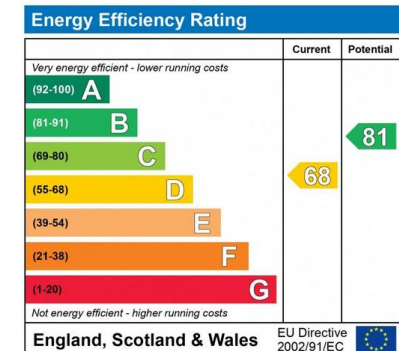
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Approximate Area = 174.1 sq m / 1874 sq ft
 Garage = 26.5 sq m / 285 sq ft
 Total = 200.6 sq m / 2159 sq ft
 Including Limited Use Area (4.0 sq m / 43 sq ft)
 For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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