



35 Chiltern Road
Maidenhead, Berkshire

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35 Chiltern Road Maidenhead Berkshire SL6 1XA

A well-presented, modern family home with a bright and airy interior, in a tranquil end of cul-de-sac location

M4 (Jct 8/9) 2.1 miles, Maidenhead station 0.9 miles (London Paddington from 20 minutes), Windsor 6 miles, Heathrow Airport (Terminal 5) 14 miles, Central London 30 miles

Reception hall | Sitting room | Study | Kitchen/breakfast/family room | Utility room
Cloakroom | Principal bedroom with en suite bathroom & dressing room | 4 Further bedrooms (1 en suite) | Family bathroom
Integral double garage | Gardens | EPC rating C

The property

With classic architecture featuring red-brick elevations, multi-paned windows and a columned portico, 35 Chiltern Road is a handsome property offering a living environment with an open ambience and versatility. The enhanced kitchen/living space to the rear provides the sociable hub of the home which is easily zoned to offer a casual seating area and a spot for dining. Filled with natural light, courtesy of two lengths of glazed bi-folding doors, a seamless connection to the garden is afforded in this convivial setting. With contemporary cabinetry and stone work surfaces, the spacious and well-designed kitchen features an island unit with integral breakfast bar, with ancillary space provided by the adjoining utility room.

The elegant sitting room, which is centred around a feature fireplace, has a window seat within the bay alcove and glazed sliding doors offering a link to the outside, whilst a flexible-use study presents a refuge for home workers, or options to provide a play room.

The staircase rises from the reception hall to the first floor rooms which comprise five bedrooms and a family bathroom. The generously proportioned principal room creates a light-filled, boutique retreat with a well-appointed dressing area and access to a stylish en suite bathroom.

Outside

A large decked terrace adjoins the rear of the house, extending the inside to the outside environment and offering opportunities for outdoor dining and relaxation whilst enjoying the sunny south-easterly aspect. Steps lead down to an area of lawn, and there are mature shrubs and trees to the boundaries providing a sense of seclusion. At the frontage, a wide block-paved driveway provides parking for vehicles and leads to the double garage. Alongside there is a grassed area interspersed with specimen trees and planted borders, which creates a pleasing floral and evergreen display.

Location

Chiltern Road is conveniently situated on the south-east fringes of Maidenhead within striking distance of the town's comprehensive range of shopping, leisure and cultural amenities. Windsor, Henley-on-Thames, Bray and Reading are within a 10-mile radius.

Communication links are excellent with road-users having easy access to the M4, M40 and M25, whilst for commuters the train station at Maidenhead (less than a mile away) provides fast services to Paddington (Elizabeth Line).

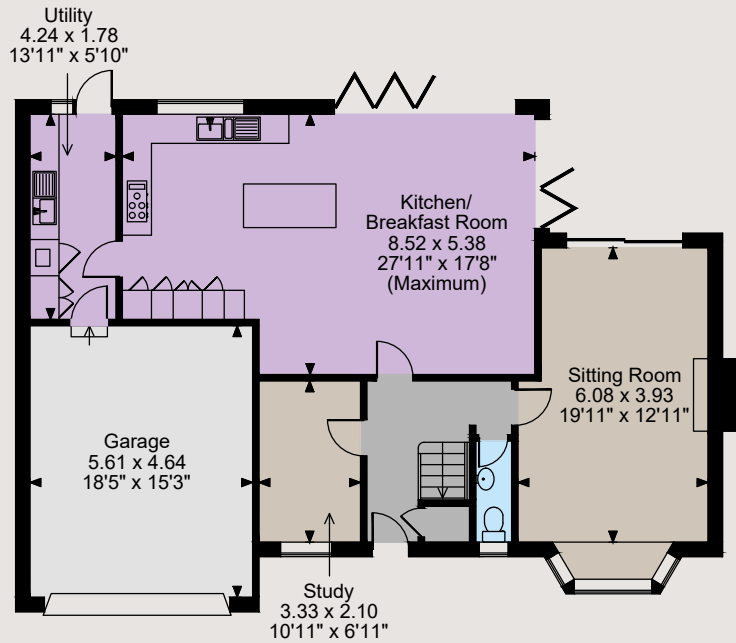
The property is within the Oldfield Primary School catchment area with additional well-regarded schooling in the vicinity including Newlands Girls' School, Highfield Preparatory School, St. Piran's, Claires Court, Sir William Borlase Grammar School.

The region offers a wide range of sporting and leisure facilities including golf at Maidenhead, Temple, Marlow and Henley; horse racing at Windsor, Ascot and Newbury; rowing and boating on some stretches of the River Thames.

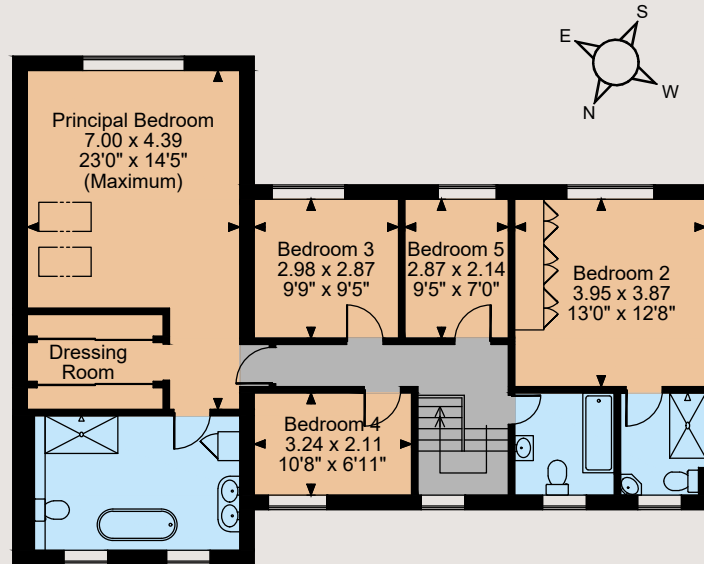




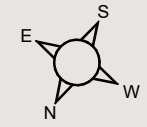
Floorplans
 House internal area 2,079 sq ft (193 sq m)
 Garage internal area 278 sq ft (26 sq m)
 Total internal area 2,357 sq ft (219 sq m)
 For identification purposes only.



Ground Floor



First Floor



The position & size of doors, windows, appliances and other features are approximate only.
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Directions

From the M4 (J8/9 Holyport Interchange), take the exit and join the A308(M) and at the roundabout take the 1st exit remaining on the A308 towards Braywick. At the next roundabout, take the 3rd exit to join Stafferton Way and Stafferton Link. At the roundabout, take the 2nd exit to Bray Road, then turn left to join Chiltern Road. Follow the road around the right-hand bend, turn left and the property is on the right.

what3words: ///tunnel.limbs.maybe

General

Local Authority: Royal Borough of Windsor & Maidenhead - Tel. 01628 683800
Services: Mains electricity, gas, water & drainage
Council Tax: Band G
Tenure: Freehold
Guide Price: £1,175,000

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