



WESTBOROUGH MEWS

WESTBOROUGH RD, MAIDENHEAD, BERKS SL6 4AS





DEVELOPMENT

Located in the picturesque and well-connected town of Maidenhead in Berkshire, this fantastic collection of family homes comprises of just six spacious 3 bedroom semi-detached houses. The properties benefit from: high specification, off street parking, private gardens and a private terrace off the master bedroom. They are located just a short drive from the market town of Maidenhead and are close to open spaces offering multiple outdoor activities. Not only are these properties ideally located for the excellent road links in the area with easy access to the M4, Maidenhead station also provides direct access to London Paddington in as little as 18 minutes and will provide easy access to the forthcoming cross rail network.

*Images are for indicative purposes only.



LOCATION

Westborough Mews is located on the western side of Maidenhead within reach of life's everyday essentials, with a range of local convenience stores including Tesco Express and Sainsbury's Local. For further choice, the beautiful market town of Maidenhead is just a short drive away offering all of the amenities that you need. The town centre is packed with a selection of independent stores, high street brands and a number of regular local markets so plenty of options for all of your shopping needs. In addition to this there is a range of local bars, pubs and restaurants, and a cinema. Maidenhead also benefits from a wide range of open spaces available to the public making it easy to enjoy the fresh air. Grenfell Park, an award winning park, and Kidwells Park, home to the annual festival plus popular summer events and shows, are just a few of the green open spaces on offer. The town also offers a range of strong state, independent and grammar primary and secondary schools both single sex and mixed alongside some outstanding nurseries.

Maidenhead station provides easy access to central London as well as straight forward routes to other locations such as Reading and London Heathrow to name a few. This offers you the opportunity to relax and enjoy the peace and tranquility of a market town setting without compromising on your connections to the city. If you prefer to travel by car then Maidenhead is ideally located for the M4 and A404 affording you easy access to London, the West Country and Heathrow Airport.

If you are after a little variation, the beautiful historic town of Windsor is just a 16 minute drive away and the stunning towns on Marlow and Henley on Thames can be reached by car in just 10 and 16 minutes respectively.



BY CAR



BY TRAIN



CROSSRAIL
(Coming Soon)



PLOTS 1-2



1606 sqft 149.2 sqm

Plot 1

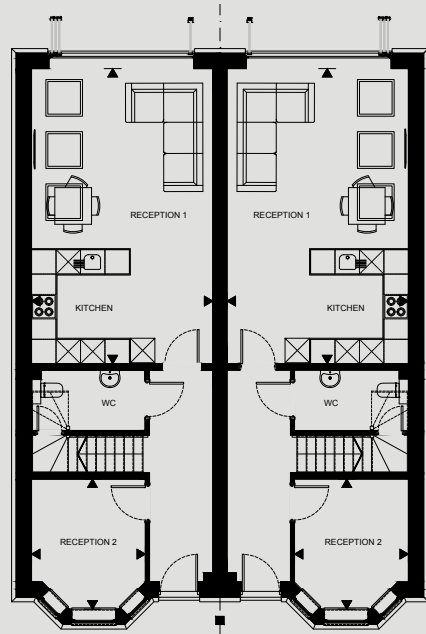
Reception 1	24'9" x 13'0"	7.5m x 3.9m
Kitchen	14'7" x 10'10"	4.4m x 3.3m
Utility	8'10" x 5'8"	2.6m x 1.7m
Reception 2	9'2" x 10'6"	2.7m x 3.2m
Bedroom 1	8'5" x 11'11"	2.5m x 3.6m
Bedroom 2	8'0" x 21'7"	2.4m x 6.5m
Bedroom 3	14'7" x 8'3"	4.4m x 2.5m

1485 sqft 138.0 sqm

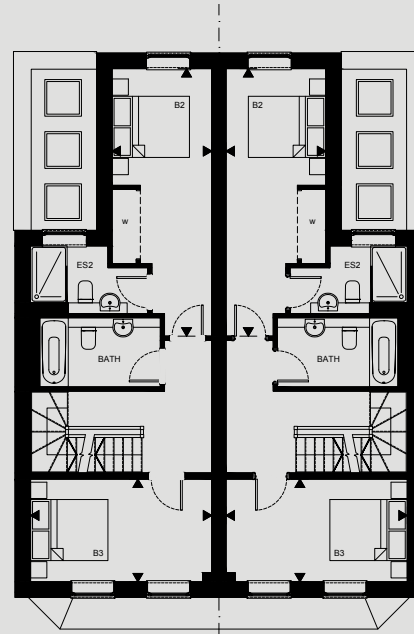
Plot 2

Reception 1 & Kitchen	14'7" x 31'0"	4.4m x 9.4m
Reception 2	9'2" x 10'6"	2.7m x 3.2m
Bedroom 1	8'4" x 11'11"	2.5m x 3.6m
Bedroom 2	8'0" x 21'7"	2.4m x 6.5m
Bedroom 3	14'7" x 8'3"	4.4m x 2.5m

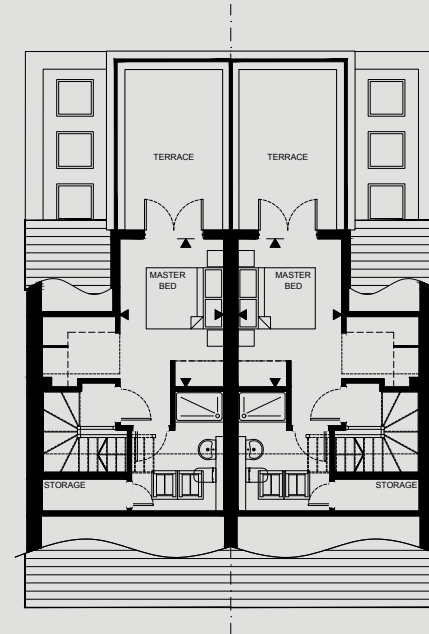
PLOTS 3-6



GROUND FLOOR PLAN
PLOTS 3 & 5 PLOTS 4 & 6



FIRST FLOOR PLAN
PLOTS 3 & 5 PLOTS 4 & 6



SECOND FLOOR PLAN
PLOTS 3 & 5 PLOTS 4 & 6

1380 sqft 128.2 sqm

Plots 3, 4, 5 & 6

Reception 1 & Kitchen	14'7" x 23'9"	4.4m x 7.2m
Reception 2	9'2" x 10'6"	2.7m x 3.2m
Bedroom 1	8'5" x 11'11"	2.5m x 3.6m
Bedroom 2	8'0" x 21'7"	2.4m x 6.5m
Bedroom 3	14'7" x 8'3"	4.4m x 2.5m

SITE PLAN



SPECIFICATIONS

KITCHEN

- Professionally designed kitchens with integrated handles
- High quality work surfaces with upstands and stainless steel splashback to hob
- Stainless steel one and a half bowl sink with tap
- Bosch built in double oven
- Bosch gas hob with four burners
- Bosch extractor hood
- Integrated 70/30 split fridge/freezer
- Integrated dishwasher
- Integrated washing machine (plots 2-6 only)
- Brushed chrome downlights
- Pelmet lighting to kitchen units

UTILITY CUPBOARD (PLOT 1 ONLY)

- High quality work surface with upstand
- Plumbing in place for purchasers own appliance

INTERIOR SPECIFICATION

- Bi-fold doors to the garden
- Dulux white coloured paint to all rooms
- Dulux white satin wood paint to skirting boards, architraves and window sills
- Staircase to houses feature dark handrail and newel caps with white spindles
- Built in wardrobes to master bedroom and bedroom two

FAMILY BATHROOM, MASTER BEDROOM, EN SUITE AND CLOAKROOM

- Contemporary white sanitaryware
- Chromed edged shower screen to the bath in family bathroom
- Glass shower door to master bedroom en-suite
- Thermostatically controlled shower to family bathroom and master bedroom en-suite
- Chrome electric towel rails to family bathroom and master bedroom en-suite

- Shaver socket to family bathroom and master bedroom en-suite
- Full height ceramic tiling to family bathroom and master bedroom en-suite
- Splash back tiling to cloakroom where applicable
- Co-ordinating ceramic floor tiling to family bathroom, master bedroom en-suite, utility cupboard and cloakroom where applicable
- Fitted mirrors to family bathroom and master bedroom en-suite

HEATING AND LIGHTING

- Gas radiator central heating
- Gas fired Alpha boiler
- Recessed chrome downlights to kitchen, family bathroom, master bedroom en-suite and cloakroom, where applicable. Pendant light fittings to all other rooms/ areas.

MEDIA AND COMMUNICATIONS

- Satellite/freeview television distribution system that allows picture output from a satellite decoder to be viewed in all rooms with a TV socket (following purchase and subscription of purchasers own reception equipment and connection)
- TV/satellite sockets to lounge and master bedroom compatible for Sky + and/or Sky Q (following purchase and subscription of purchasers own reception equipment)
- High level TV points to lounge, dining area and master bedroom CAT 5e data link cable from high level to low level TV points to lounge allowing video or audio signal

ALLOCATED PARKING

- Private allocated parking to the front of each property and garage to plot 1

SECURITY AND SAFETY

- Outside wall light to rear of houses
- Porch downlight with dusk to dawn sensor
- Secure by Design accredited windows
- Mains operated smoke detectors with battery back up
- Mains operated heat detector to kitchen with battery back up

ENVIRONMENTALLY FRIENDLY

- Low energy lighting
- Dusk to dawn sensors to the front door external lighting to reduce electricity usage
- A and B rated kitchen appliances to reduce water and energy use
- Dual flush mechanism to toilets to reduce water usage
- uPVC windows providing thermal insulation and reduced heat loss
- Energy efficient boiler and thermostatically controlled gas central heating system
- Increased levels of insulation to walls and floors for thermal and sound benefit

PEACE OF MIND

- Clearview Homes 2 year Customer Care service
- 10- year Premier Guarantee Warranty

EXTERNAL FEATURES

- uPVC black front entrance door
- Secure by Design uPVC white windows with polished chrome handles to all plots
- Chrome bell push and internal chime to houses
- Sandstone paving to patios (where applicable) and paths
- Timber closeboard fencing to rear gardens
- Outside water tap to rear of houses
- Landscaped front gardens
- Turf to rear gardens



For more information or to arrange a viewing please contact one of our joint agents on
on 01628 773333 or 01628 622131



Roger Platt, 25-29 Queen Street, Maidenhead, Berkshire SL6 1NB
T 01628 773333 E maidenhead@rogerplatt.co.uk W rogerplatt.co.uk



Hamptons International, 11-13 Queen St, Maidenhead, SL6 1NB
T 01628 622131 E maidenhead@hamptons-Int.com W hamptons.co.uk



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