

 $\frac{\text{College Road}}{\text{Maidenhead}}$



NO EXPENSE IS SPARED IN THE PURSUIT OF EXCELLENCE

Situated in the heart of Maidenhead, College Road, is a wonderfully detailed gated development of four, four bedroom family homes built and designed by Charlesgate Homes, finished to the highest level of standard and comfort, in the heart of Maidenhead town center.

Maidenhead is perfectly situated for modern life with easy access to London, entertainment and leisure activities.

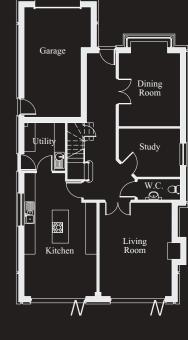
The site boasts a private driveway, which offers a perfect secluded family environment. The entrance, and each property are landscaped, offering a truly luxurious finish. Each property offers a carport/garage, ensuring ample parking for each home.





PLOT ONE





Plot 1 comprises of a large master bedroom with an en suite and a further 3 double bedrooms, one of which features an en suite and a generously sized family bathroom. The ground floor boasts a kitchen/ diner, utility room, a drawing room, dining room, office and clock room. The top floor features a further reception room, along with storage space.

Ground Floor

Kitchen 6.72m x 3.95m Living Room 5.11m x 3.95m Study 4.62m x 3.36m

First Floor

Master Bedroom5.97m x 3.97m

Bedroom Two 3.94m x 3.64m

Bedroom Three 3.75m x 3.27m

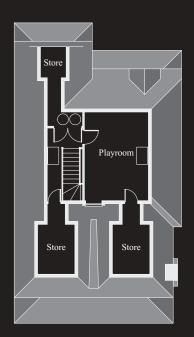
Bedroom Four 3.54m x 3.38m

Second Floor

Playroom 4.82m x 3.48m

All measurements taken from wides point of room

These measurements are not final and finished rooms sizes may differ sligh





Living Room

Living Room

W.C. Kitchen

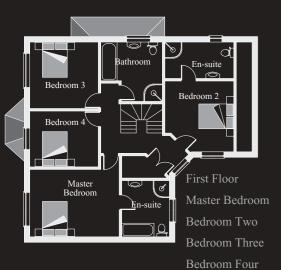
Living Room

Dining Room

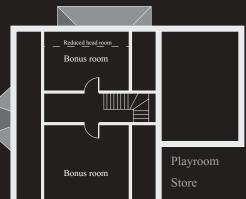
6.78m x 7.01m 5.96m x 4.25m 4.00m x 3.95m Plot 2 comprises of a large master bedroom with an ensuite and a

generously sized family bathroom. The ground floor boasts a large kitchen/ diner, utility room, drawing room, office and W.C. A further

two reception rooms are found on the top floor.



4.86m x 3.36m 3.74m x 3.62m 3.72m x 3.62m



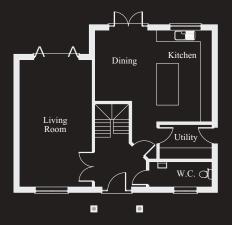
Playroom 5.51m x 4.63m Store 4.63m x 3.23m

All measurements taken from widest point of room These measurements are not final and finished rooms sizes may differ slightly from those shown









Kitchen 6.38m x 4.99m

Living Room 6.92 m x 3.96 mUtility 2.86 m x 1.87 m

First Floo

Master Bedroom 6.44m x 3.11m

Bedroom Three 3.87m x 3.12m

Bedroom Four 4.04m x 3.63m

Study 3.96m x 3.15m

Second Floo

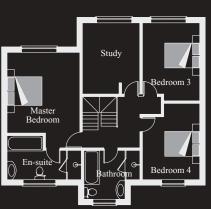
 Bedroom Two
 2.50m x 4.36m

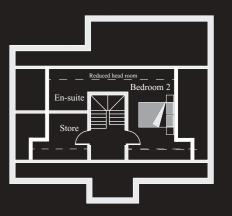
 En-suite
 2.50m x 2.28m

 Store
 2.50m x 2.54m

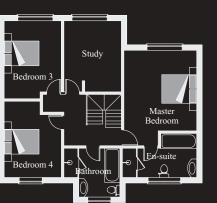
All measurements taken from widest point of

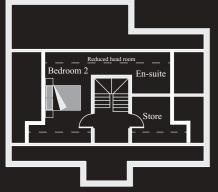
These measurements are not final and finish rooms sizes may differ slightly from those shown











Ground	[F]	loor

 $\begin{tabular}{lll} Kitchen & 6.38m x 4.99m \\ Living Room & 6.92m x 3.96m \\ Utility & 2.86m x 1.87m \\ \end{tabular}$

irst Floor

Master Bedroom 6.44m x 3.11m

Bedroom Three 3.87m x 3.12m

Bedroom Four 4.04m x 3.63m

Study 3.06m x 3.15m

Second Floor

 Bedroom Two
 2.50m x 4.36m

 En-suite
 2.50m x 2.28m

 Store
 2.50m x 2.54m

All measurements taken from widest point of

These measurements are not final and finished rooms sizes may differ slightly from those



SPECIFICATION

KITCHEN

- Professionally designed contemporary Kitchen
- Four zone induction hob, double oven, warming draws, microwave, steam oven, extractor hood and oven
- A fully integrated dishwasher and fridge/freezer
- The Kitchen is equipped with matching base and wall cupboards



BATHROOM, ENSUITES & CLOAKROOM

- All bathrooms are designed by Porcelanosa
- The bathroom, cloakroom and en-suites are equipped with white Noken sanitary ware and chrome furnishings by Porcelanosa
- All bathrooms have fully tiled walls using Porcelanosa tiles
- Chrome towel ladders are provided to the bathrooms and en-suites
- Large mirrors are fitted to the bathrooms, cloakroom and en-suite(s)
- A shaver socket is fitted to all bathrooms and ensuite(s)

INTERNAL FINISHES

- Painted internal doors with polished chrome door furniture throughout
- Ceramic floor tiling is provided to the Kitchen and all wet rooms
- Carpet is laid throughout
- Smooth ceilings throughout
- Concrete floors to both ground and first floors

ELECTRICAL INSTALLATION

- Each home features a comprehensive electrical system including down-lighters to the ceilings in the kitchen, bathrooms and main bedroom
- A generous supply of double power sockets are provided throughout
- External lighting is provided to the front and rear
- An external double socket is fitted to the rear of the property
- A mains fed smoke detector with battery back-up is fitted to the entrance hall and landing
- Extraction fans are fitted to the cloakroom, bathroom and en-suites

CENTRAL HEATING

- A highly efficient Air Source Heat Pump is provided in conjunction with a pressurised hot water cylinder



- The pressurised system provides equally pressured hot and cold water eliminating the need for tanks and pumps for showers
- A back-up electric immersion heater is fitted to the hot water cylinder
- Underfloor heating is provided down stairs and on the first floor
- Where appropriate radiators are fitted with individual thermostatic controls

TELEVISION AND TELEPHONE

- Television points are located in the living room, and all bedrooms. TV points are wired to a central position in the loft
- Telephone outlets are located in the living room and main Bedroom

WINDOWS

- PVCu double glazed windows with Espagnolette security-locking mechanisms fitted throughout
- The windows are sealed units, white on the inside and

SECURITY

- Each plot is wired for an alarm

EXTERNAL FINISHES

- Gardens to front and rear have been finished using quality turf
- Patio and path areas have been finished in Indian stone
- Parking area to the front is finished in block paving
- A cold water tap is provided to the exterior of the property

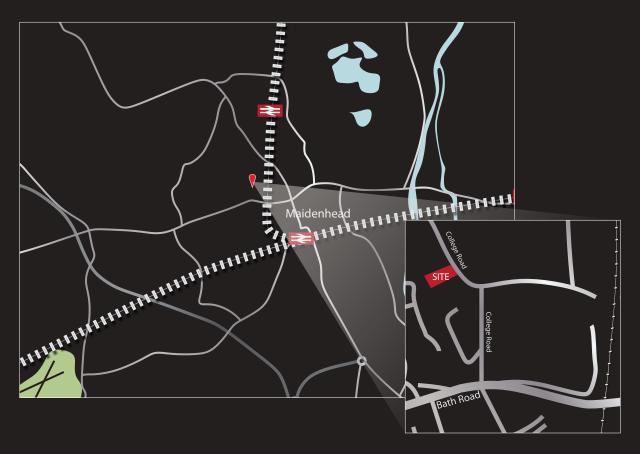
WARRANTY

The National House Building Council will independently survey the property during the course of construction and upon satisfactory structural completion issue their NHBC Buildmark warranty

All measurements are approximate. All information within the specification is believed to be correct. We reserve the right to vary the specification as and when it may become necessary. None of the information within this brochure forms any part of a contract.



COLLEGE ROAD MAIDENHEAD



TRANSPORT

Nearest stations:

MAIDENHEAD - 0.6 MILES

FURZE PLATT - 0.9 MILES

TAPLOW - 2.4 MILES

Maidenhead railway station is on the railway line from Reading to London Waterloo stations. Offering a frequent and fast service, in just under 30 minutes, making it ideal for commuters. However, Furze Platt railway station, which opened in the 1930s, is also near the suburb.

The new cross rail, opening in 2018 will extend the service into the city.

Maidenhead is to the north of the M4 motorway which connects London with Bristol. Also conveniently located close to the M40.

For international travellers, Heathrow airport can be reached within 30 minutes with Gatwick airport and The Channel Tunnel conveniently close- ideal for those weekend breaks abroad.

The town center has a wide range of shops, restaurants, leisure and entertainment facilities, as well as a wide range of schools. Maidenhead is a desirable destination for family living. Offering the well-known High Street stores you would expect to many smaller independent retailers. The leisure and entertainment facilities are also excellent, including a cinema, tenpin bowling and the Magnet Leisure Centre.

There is an array of places to eat and drink in the town center whether you want a three-course meal or a light bite. A must for food lovers, in the Farmers market, which offers a wide selection of high quality local produce. Located closely to Britain's culinary capitals, the village of Bray, which is home to the 'Rous Brothers' Waterside Inn as well as Heston Blumenthal's Fat Duck, which has held the accolade 'Best Restaurant in the World'.



FOR SALE ENQUIRES CALL 0844 443 5625 OR VISIT WWW.CHARLESGATEHOMES.COM