



18 ISLET PARK DRIVE, MAIDENHEAD
PRICE: £1,275,000 FREEHOLD

am ANDREW
MILSOM

**18 ISLET PARK DRIVE
MAIDENHEAD
BERKS SL6 8LF**

PRICE: £1,275,000 FREEHOLD

Set in one of the most prestigious river area locations within a couple of hundred yards of the River Thames towpath and river access this good sized family home has been the subject of enlargement and total renovation of the highest standard within the last two years.

WRAP AROUND GARDENS WITH HIGH DEGREE OF PRIVACY & FEATURE FOLLY:
FOUR DOUBLE BEDROOMS – ONE WITH ENSUITE: FAMILY BATHROOM:
CLOAKROOM: DOUBLE ASPECT LIVING ROOM:
DINING ROOM: STUDY/FAMILY ROOM: LARGE NEWLY FITTED BESPOKE GICINQUE KITCHEN/BREAKFAST/SITTING ROOM:
UTILITY ROOM: DOUBLE GLAZING: GAS CENTRAL HEATING: DRIVEWAY PARKING FOR SEVERAL VEHICLES: DOUBLE GARAGE: PLANNING APPROVAL FOR LARGE EXTENSION TO SIDE AND TO REAR.

TO BE SOLD: Islet Park Drive is a quiet and tranquil 'back water' and is one of Maidenhead River Area's most sought-after locations within a couple of hundred yards of the River Thames towpath with river access for small craft. This large four bedroom family home has been the subject of total renovation and extension of the highest standard by the current owners within the last two years. There is also current, planning consent to extend the property further. To the front is a generous garden with brick paviour parking for several vehicles and a double garage. The spacious hallway opens onto spectacular living areas with lounge, study, cloakroom and bespoke quality Italian kitchen/breakfast room by the local Kitchenism company with quality Neff appliances. This opens onto a light and airy dining room with bifold doors onto a sun terrace. The flooring throughout the ground floor is Woodpecker engineered sawn oak. The four double bedrooms are complimented by luxurious bathroom and ensuite shower room, both with quality tiles from the Seville range. The south facing rear garden is very private with an unusual pillared FOLLY seating area, historically part of the Islet Park Manor Estate. An alfresco area on the side leads to a

covered car port and back to the front drive. The town centre is nearby with an extensive range of schooling, sporting, shopping and social facilities. For the commuter, there is rail access to London Paddington from Maidenhead (35 minutes) and Taplow mainline stations with the new Elizabeth line now providing swift access to the City. The M4 and M40 motorways provide easy access to the M25 and Heathrow. The picturesque village of Cookham is close by and there are many riverside and country walks. Steps to quality composite security front door to **ENTRANCE VESTIBULE** with coved ceiling and fully glazed door to

HALLWAY Oak flooring, coved ceiling, wall light points, stylish vertical radiator and stairs to First Floor with deep storage cupboard under.

STUDY/FAMILY ROOM double aspect with double glazed windows to front and side, radiator, coved ceiling, Westex 100% wool carpeting

CLOAKROOM Half tiled walls and flooring in the Seville range, downlights, chromium heated towel rail, double glazed window to side, low level w.c., rectangular wash basin in vanity cupboard unit, mirror with vanity lighting.



LIVING ROOM Double aspect double glazed windows to front and side, coved ceiling, downlights, two radiators, television aerial point, Westex 100% wool carpeting



KITCHEN/BREAKFAST/SITTING ROOM superb fitted Italian kitchen by Gicinque with bespoke units with extensive wall and floor cupboards and drawers, large central island unit with an abundance of drawers and cupboards, one and half bowl stainless steel sink unit, quality quartz work tops forming breakfast bar on island unit, tall larder units, space for American fridge freezer, built in Neff five ring induction hob with stylish Neff extractor hood over, built in stack of Neff combination microwave oven and double oven, built in dishwasher, downlights, stylish wall radiator, triple aspect with windows to both sides and rear, seating area next to double casement doors to outside, oak flooring.



DINING ROOM Oak flooring, pleasant triple aspect room with double glazed windows to sides and triple bifold doors leading onto terrace, television aerial point, coved ceiling.

UTILITY ROOM with stainless steel sink unit, plumbing for washing machine, downlights, composite half glazed

door to outside, extensive range of wall cupboards, chromium heated towel rail.

FIRST FLOOR

LANDING spacious, with large double glazed picture window on half landing, coved ceiling, radiator.



MASTER BEDROOM double glazed windows overlooking gardens, radiator, shelving, five door built in wardrobe, coved ceiling and downlights and built in linen cupboard, television aerial point.

ENSUITE SHOWER ROOM tiling to wall and floor in Seville range, chromium heated towel rail, low level w.c., large rectangular wash basin in vanity drawer unit, large shower cubicle with shower riser and glazed screen, extractor fan, downlights and illuminated mirror, double glazed window



FAMILY BATHROOM Fully tiled, double glazed window to rear, tiled bath with mixer shower unit and hand shower, double bowl rectangular wash basin with vanity cupboards, low level w.c., shower cubicle with glazed screen and shower riser, chromium heated towel rail,



BEDROOM coved ceiling, double glazed window to front, radiator.

BEDROOM double glazed window to front, radiator, coved ceiling.

BEDROOM access to loft with ladder –radiator, coved ceiling, built in double wardrobe. The loft has a Vaillant gas central heating boiler and Megaflo water system,

OUTSIDE

TO THE SIDE of the property is a large paved patio area which currently has planning permission for a large full depth family room, outside light, large covered car port with gates to front driveway and pedestrian door to:-

DETACHED DOUBLE GARAGE with two up and over doors, power and light and pedestrian side access.

TO THE FRONT is a large brick paved herringbone driveway with parking for several vehicles and a large area of lawn with flower and shrub beds sitting behind a large Laurel hedgerow.

TO THE REAR is a good sized south facing garden with steps down from the Kitchen and from the sun terrace, chiefly laid to lawn with well-maintained attractive flower

and shrub beds behind sleepers, fenced on the rear and left with attractive historic walling on the right where there is a feature Georgian style pillared Folly with seating area, historically part of the rose garden to the former Islet Park Manor Estate. There is planning permission granted to replace the sun terrace with an additional room to the rear.



AC31370822

EPC BAND: C

COUNCIL TAX BAND: G

VIEWING: Please arrange a visit by contacting us on **01628 531222** or **cookham@andrewmilsom.co.uk**

DIRECTIONS: From our office in Cookham Rise, proceed along the pound and across the Moor into the High Street. Turn right into Sutton Road which becomes Lower Cookham Road in Maidenhead. Pass Sheephouse Road on your right and Islet Park and turn second left into Islet Road. Islet Park Drive is on the left.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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Your home is at risk if you do not maintain mortgage payments or a loan secured on it.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

APPROVED PLANNING PERMISSION



Approximate Gross Internal Area
 Ground Floor = 104.3 sq m / 1,123 sq ft
 First Floor = 84.9 sq m / 914 sq ft
 Garage = 34.0 sq m / 366 sq ft
 Total = 223.2 sq m / 2,403 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.