



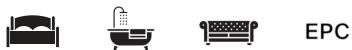
WEST COURT

Bray | Berkshire



A DELIGHTFUL FOUR BEDROOM FAMILY HOME

in the heart of the picturesque culinary village of Bray.



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Local Authority: Royal Borough of Windsor and Maidenhead

Council Tax band: G

Tenure: Freehold

Service charge: £1,100.00 per annum

Guide Price: £995,000



1 WEST COURT

Built by Berkeley Homes this four bedroom, two bathroom home in a gated cul-de-sac, with a driveway and garage, sits right in the centre of the highly desirable Bray village.

The ground floor has a living room with dining space and open fire, kitchen with dining area, storage and downstairs WC.

The first floor has three bedrooms with built-in wardrobes, one of which is currently used as a study, an airing cupboard and a family bathroom.

The top floor has a double bedroom, currently used as the principal bedroom, and a modern en suite shower room.











LOCATION

To the front of the house there is driveway parking for two vehicles and a garage. To the rear is a courtyard garden, and there is a large communal parkland for residents of West Court.

The village of Bray is home to the renowned Michelin starred restaurants the Fat Duck, Waterside Inn and Hinds Head and is ideally located for pubs and walks along the banks of river Thames. Maidenhead and Windsor are adjacent and offer a wide range of shopping and leisure facilities.

There are extensive schooling options locally and rail access to London (Paddington) is 33 minutes and available regularly on the Elizabeth Line from Maidenhead train station.

The Thames Path is a short walk away and there is great connectivity to Heathrow Airport, the M25, M4 and M3.



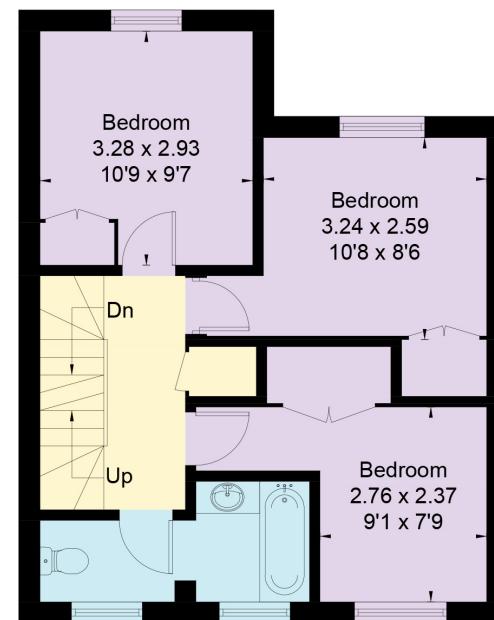
Approximate Floor Area = 128.5 sq m / 1383 sq ft

Garage = 15.8 sq m / 170 sq ft

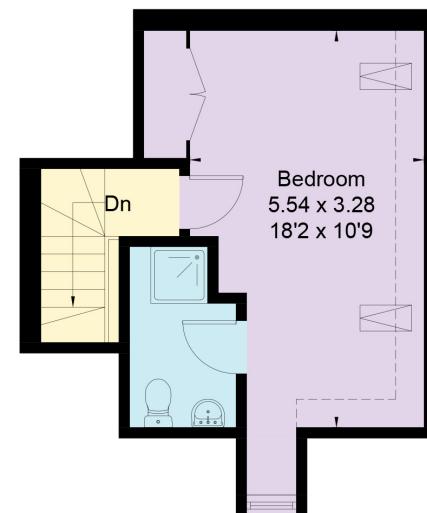
Total = 144.3 sq m / 1553 sq ft



Ground Floor



First Floor



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. [#101772](http://fourwalls-group.com)

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. (ID767266)



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