

**AVAILABLE  
TO VIEW RIGHT NOW!**

  
**Ferndale  
Park**







# Ferndale is an attractive park in a lovely village location



Ferndale Park is located in the popular and highly desirable parish of Bray in Berkshire, very close to Royal Windsor and the beautiful Great Park.

A small development, with a central green and beautiful landscaped gardens, Ferndale offers a peaceful village-style environment, superbly positioned within a short walk of the River Thames.

In addition to the immediate rural setting, transport links are excellent.

There is a good local bus service, stopping directly outside the park with routes to Maidenhead and Windsor and the M4 is only 2 miles away.

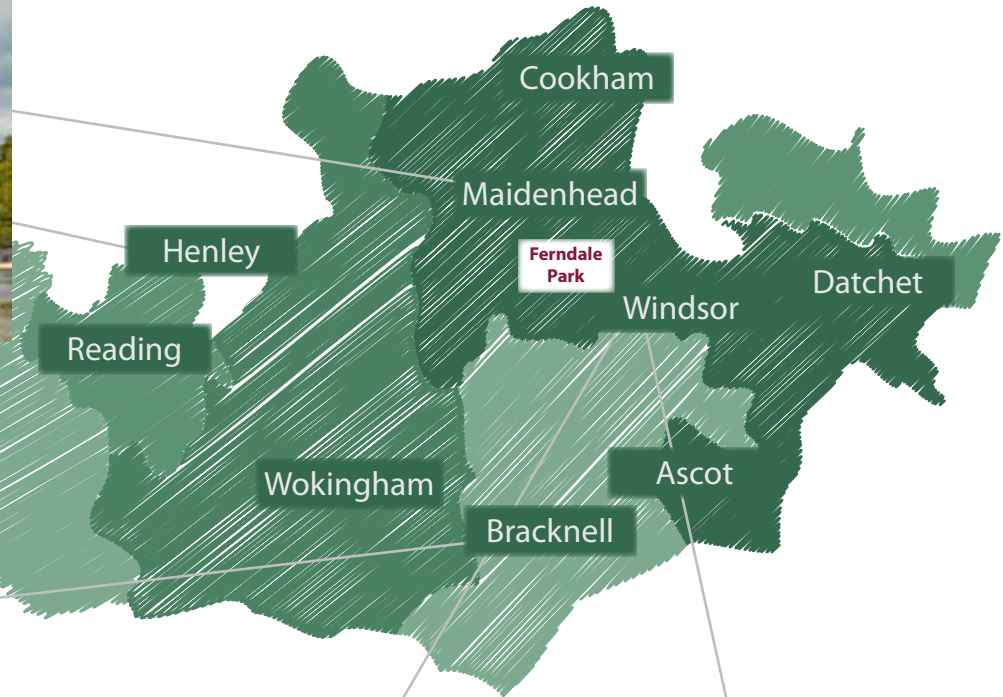


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or find out more at [www.greenfordparkhomes.co.uk](http://www.greenfordparkhomes.co.uk)





West Berkshire, running into the Wessex Downs



## A network of superb local towns and villages. London within easy reach...

Windsor is a beautiful historical market town, with fantastic entertainment options, restaurants and a lovely individual feel. With Henley nearby, there is a great choice of attractive towns for a delightful day out.

The very useful centres of Reading and Maidenhead are close by. Ascot offers something completely different, with the best horseracing that England has to offer! For green spaces, you have the Long Walk and Great Park on the doorstep giving beautiful local walks. Looking further afield, there are great green vistas in the North Wessex Downs in West Berkshire and the Chiltern Hills just to the North of the County...



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# 7 Ferndale Park

Fifield Road, Bray, Berkshire  
SL6 2DZ

**£299,950**

Willerby Charnwood  
50' x 17' (15.2m x 5.2m)

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# Dual aspect lounge with feature fireplace

The lounge is a large, welcoming space, with dual aspect feature windows, looking out towards the communal green and landscaping. There is a fireplace for cosy evenings-in and there is television point connectivity in different locations to allow for flexibility to make the space your own.



The kitchen, dining room and large lounge all have vaulted ceilings which gives a luxurious, spacious feeling. This also adds a touch of character with a gabled-end feature in the lounge, which really makes an impact as you enter the room.

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# Spacious kitchen, leading into connected dining room

The kitchen has a range of appliances, including integrated dishwasher and a large fridge freezer. There is also a separate utility area.



The dining room, connected to the kitchen via an open-plan doorway is the perfect place to enjoy supper for two or bigger family meals. Included in the price of the home is a new dining room suite, with extendable table in an attractive oak finish.

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# Master bedroom suite & flexible guest bedroom

The master bedroom has a large walk-in wardrobe, with masses of hanging space, a separate dresser area and an ensuite shower room.



The guest bedroom has been designed as a flexible space. It includes a study area and a comfortable sofa bed, so this room can serve as a workspace, a spare bedroom and a den.



## Hallway with plenty of storage

The hallway has a large cloaks cupboard with space for shoe and bag storage. There is also an airing cupboard and loft access.

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#### **Included with this home**

*Lounge: TV cabinet, coffee table, sofa, armchairs x2, fireplace*

*Kitchen: fitted furniture, integrated appliances: fridge freezer, oven, dishwasher, washing machine*

*Dining room: extending dining table, 4x chairs*

*Hallway: built in cloaks cupboard and airing cupboard*

*Bedroom two: desk nook, office chair, wardrobe, sofa bed, lamp tables x2*

*Master bedroom: built-in wardrobe, bed, lamp tables x2, dressing table*

*Bathroom & ensuite: sanitaryware and fitted furniture, towel rails*

## **Dimensions**

External dimensions	15.2m x 5.2m	Master bedroom	2.8m x 3.3m
Lounge	3.7 x 5m	Ensuite	2.1m x 1.5m
Kitchen/utility	5m x 2.4m	Bedroom 2/study	3.9m x 2.4m
Dining room	3.1m x 2.4m	Bathroom	2m x 1.5m

*Dimensions are measured to the widest point. Please note that floor plan and dimensions given, while being accurate to the best of our ability, are intended as a guide, only.*

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## Exterior Features

The lounge windows of No. 7 provide views out onto the communal gardens and there is parking right beside the plot.

Generously sized garden store.

Steps to the front and back door, with hand rails fitted.

A fenced plot to give your own garden space with newly paved path and fresh turf - absolutely perfect for eating outside and enjoying the peace and quiet of this village location.

In addition to the plot's own garden space, the homes at Ferndale Park are arranged around a central green.

# Key ongoing costs

Pitch fee:

£222.14 per calendar month

This fee is reviewed annually

Council tax:

Royal Borough of Windsor and Maidenhead, band A

A monthly charge of £89.27

(£1,071.26 annually) \*

Single occupants can apply for a 25% discount

\*Costs accurate at time of publication - October 2023

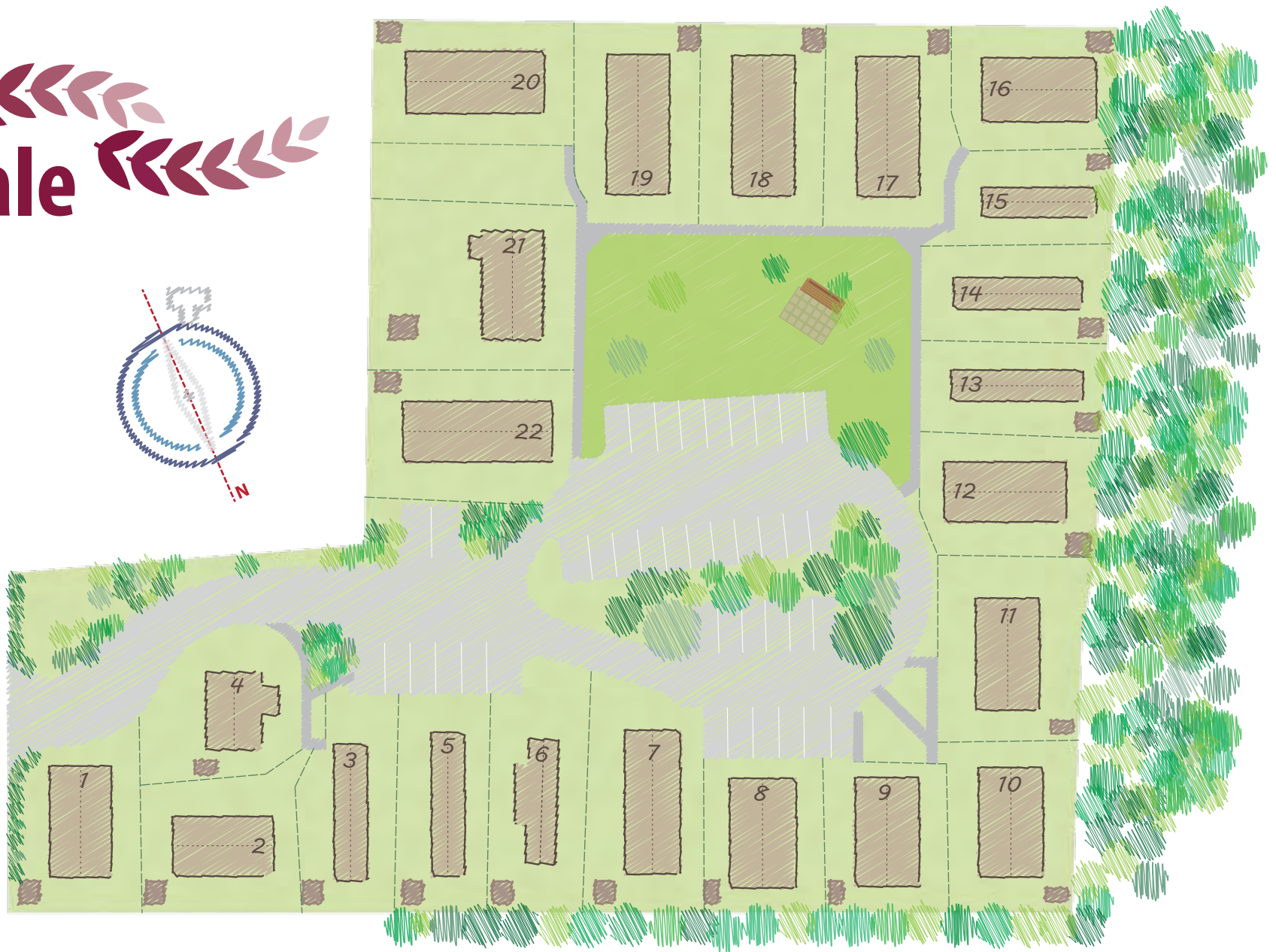
## Tenure

Park Home owners enjoy indefinite security of tenure provided by a regulated agreement, under law

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# Ferndale Park



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# Our Company

Established in 1945, Greenfords has an enviable record for developing to the industry's highest standards, focusing on high quality park development in the Home Counties. We are proud and long-standing members of the industry's trade association - the British Holiday and Home Parks Association (BH&HPA).

We shall be very pleased to hear from you if you have any specific queries relating to this home or to Ferndale Park so please do not hesitate to contact us if we can be of further assistance.

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