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FIXED PRICE: £575,000 FREEHOLD

WAVELL ROAD, MAIDENHEAD, BERKSHIRE SL6 5AB

In this highly regarded and well-established residential road to the west of Maidenhead town centre. A spacious three bedroom semi-detached family house which has been the subject of extension & modernisation and, in our opinion, offers bright spacious and well-appointed accommodation throughout. The property features a generous kitchen/breakfast room with separate utility room, two reception rooms, driveway parking, garage and a good-size sunny rear garden with a 20ft workshop. The property is within easy reach of Maidenhead railway station (Paddington/future Crossrail network).

***ENTRANCE PORCH *ENTRANCE HALL *LIVING ROOM *DINING/FAMILY ROOM
*GENEROUS KITCHEN/BREAKFAST ROOM *UTILITY ROOM *THREE BEDROOMS *FAMILY
BATHROOM *DRIVEWAY PARKING *GARAGE *DELIGHTFUL SUNNY REAR GARDEN *20FT
WORKSHOP *GAS CENTRAL HEATING *POPULAR SCHOOL CATCHMENT *EASY REACH OF
TOWN & STATION *EPC RATING TBC**



DIRECTIONS

From Maidenhead, proceed west along the A4 Bath Road, up Castle Hill, through the traffic lights and over the mini roundabout. Continue through the traffic lights with All Saints Avenue and on reaching the next mini roundabout, turn right into Courthouse Road. Take the first turning left into Allenby Road and continue along taking the next turning left into Wavell Road, where the property will be seen, clearly marked by our 'For Sale' board.

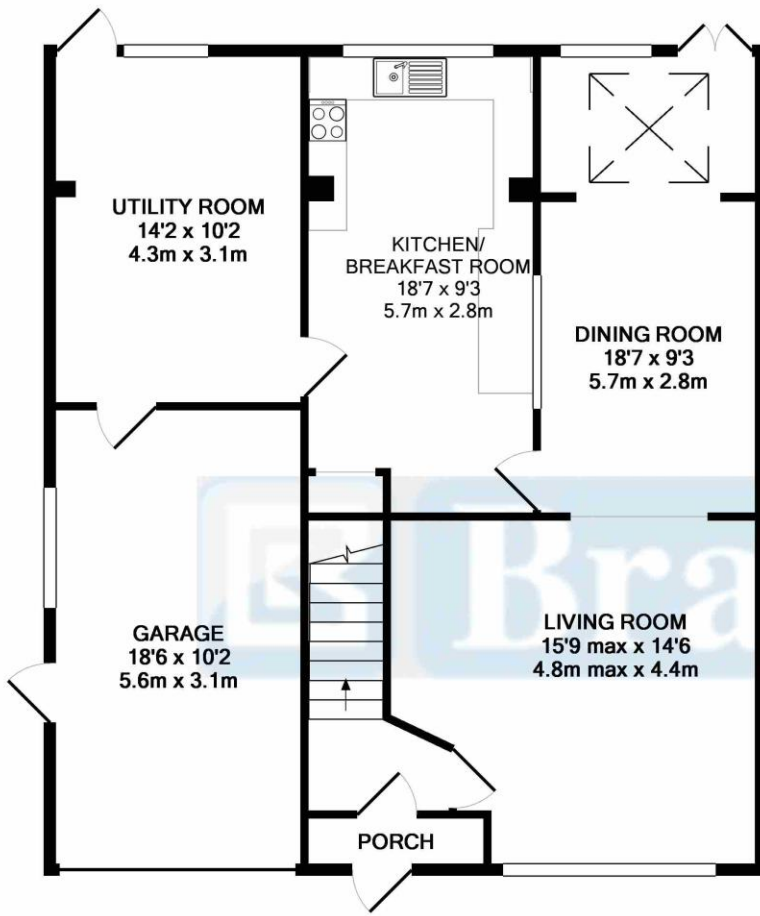
ACCOMMODATION



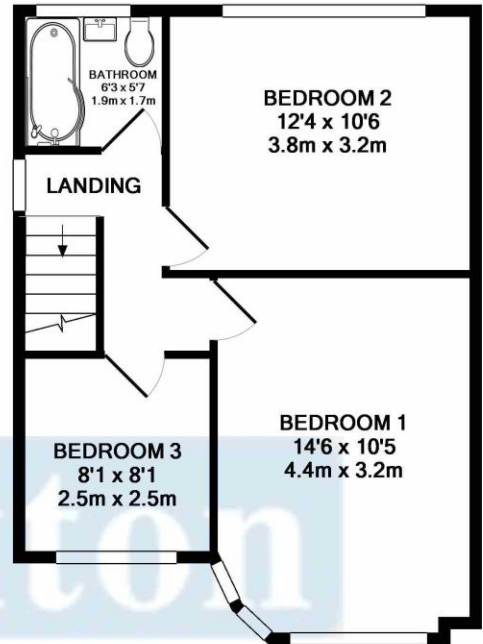


For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, furnishings and appliances. Whilst these particulars are believed to be correct their accuracy is not guaranteed and are given without responsibility. They do not form part of any contract.

TA3516



GROUND FLOOR
APPROX. FLOOR
AREA 922 SQ.FT.
(85.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 426 SQ.FT.
(39.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1349 SQ.FT. (125.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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