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PRICE: £415,000 FREEHOLD

ALWYN ROAD, MAIDENHEAD, BERKSHIRE SL6 5EG

An opportunity to acquire a charming three bedroom property offered for sale in good decorative order featuring a large private rear garden. The property is situated within approx. 1.1 miles of the mainline railway station (Paddington/future Crossrail network) and benefits from a master bedroom with en-suite, kitchen with utility area and parking to the rear. An early viewing is recommended to avoid disappointment.

***ENTRANCE HALL *LIVING ROOM *DINING ROOM *KITCHEN *UTILITY AREA *MASTER BEDROOM WITH EN-SUITE *TWO FURTHER BEDROOMS *FAMILY BATHROOM
*GENEROUS REAR GARDEN *PRIVATE PARKING AT THE REAR *EPC RATING D**



DIRECTIONS

Proceed west out of Maidenhead, up Castle Hill and turn right at the mini roundabout immediately before the Windsor Castle public house into St Marks Road. Continue along passing the parade of shops on the left hand side and turn right into Fielding Road. Proceed to the end and turn right into Alwyn Road where the property will be found after a short distance on the left hand side.

ACCOMMODATION

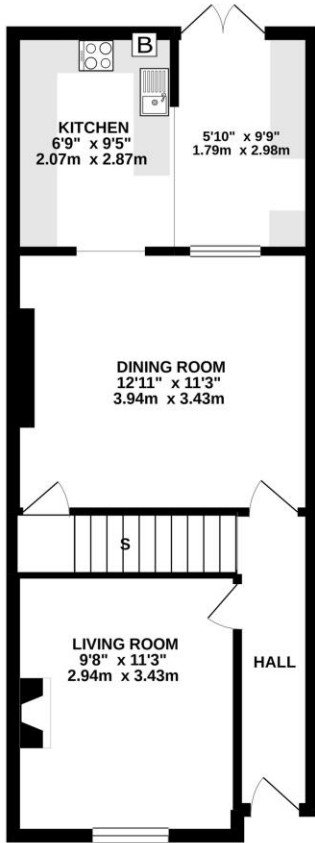




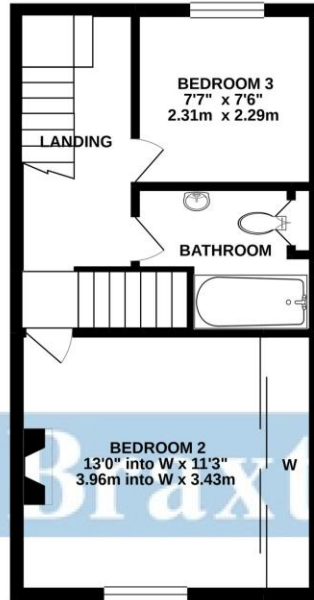
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, furnishings and appliances. 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.

GT3564

GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
322 sq.ft. (29.9 sq.m.) approx.



2ND FLOOR
248 sq.ft. (23.0 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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