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GUIDE PRICE: £650,000 FREEHOLD

18 RAY MILL ROAD EAST, MAIDENHEAD, BERKSHIRE SL6 8ST

Located in the popular Riverside area of Maidenhead, within easy reach of the town centre and railway station (Paddington/future Crossrail network). A four bedroom detached property in need of modernisation featuring two reception rooms, kitchen and utility room and driveway parking. The property is offered for sale with NO ONWARD CHAIN.

*ENTRANCE HALL *WC/SHOWER ROOM *LIVING ROOM *DINING ROOM *KITCHEN
*UTILITY ROOM *FOUR BEDROOMS *BATHROOM *REAR GARDEN *DRIVEWAY PARKING
*IN NEED OF MODERNISATION *NO ONWARD CHAIN *EPC RATING TBC



DIRECTIONS

From Maidenhead, proceed east along the A4 Bath Road and turn left just before the Texaco petrol station into Ray Park Avenue. Continue along for approx. half a mile and turn left at the crossroads into Ray Mill Road East. Continue along and the property will be found after a short distance on the left hand side, clearly marked by our 'For Sale' sign.

ACCOMMODATION

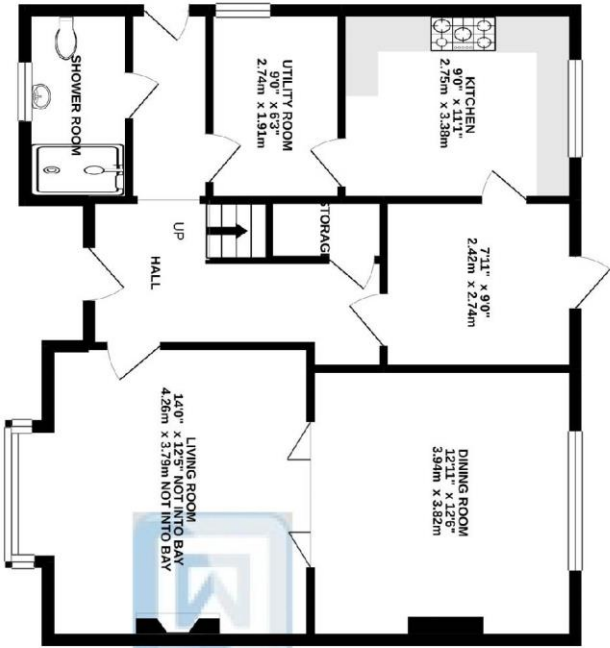




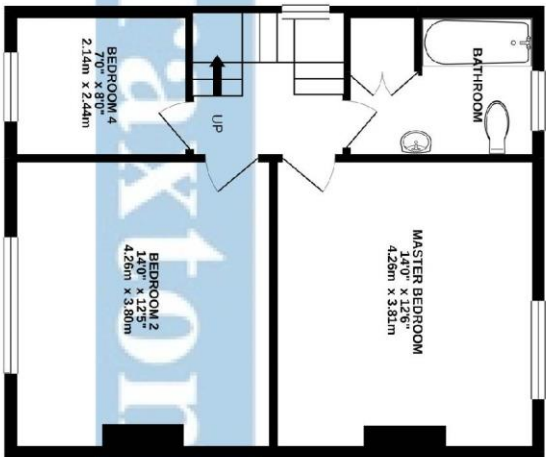
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, furnishings and appliances.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

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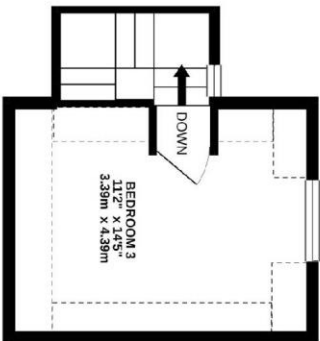
GROUND FLOOR
750 sq.ft. (69.0 sq.m.) approx.



1ST FLOOR
516 sq.ft. (48.0 sq.m.) approx.



2ND FLOOR
193 sq.ft. (17.9 sq.m.) approx.



TOTAL FLOOR AREA : 1458 sq.ft. (135.5 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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