



49 HARGRAVE ROAD, MAIDENHEAD, BERKSHIRE, SL6 6JR

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**GUIDE PRICE £725,000
FREEHOLD**

Conveniently located close to the town centre and within approx. 0.8 miles of the mainline railway station (Paddington/Elizabeth Line). An opportunity to acquire this delightful four-bedroom detached family house providing generous accommodation, occupying a cul-de-sac location and within easy reach of Furze Platt School and St Piran's. The property features a kitchen/breakfast room, a large living room with direct access onto the rear garden and a separate dining room. Viewing is highly recommended.

- ENTRANCE HALL & CLOAKROOM •
- LIVING ROOM • DINING ROOM •
- KITCHEN/BREAKFAST ROOM • FOUR
- GOOD SIZE BEDROOMS • BATHROOM •
- ENCLOSED WESTERLY FACING REAR
- GARDEN • GARAGE & DRIVEWAY
- PARKING • CUL-DE-SAC POSITION •
- CONVENIENT FOR TOWN & MAINLINE
- RAILWAY STATION • EPC RATING C •
- COUNCIL TAX BAND F





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.

Illustration for identification purposes only,
measurements are approximate, not to scale.

