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PRICE: £469,950 FREEHOLD

30 GREEN LEYS, MAIDENHEAD, BERKSHIRE, SL6 7EZ

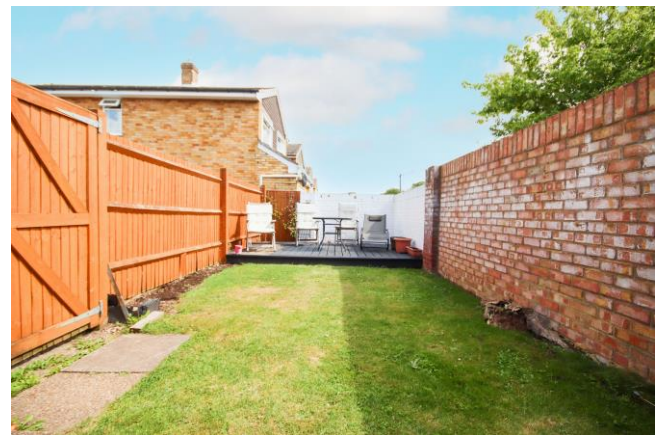
A delightful family home occupying a corner plot position with scope for extension, subject to the necessary planning/building consents being obtained. The property provides a generous open plan kitchen/dining room with direct access onto the rear garden and a good size living area. In addition the property features three good size bedrooms and is conveniently located for Furze Platt School and within approx. 0.4 Miles of Furze Platt Halt (branch line to Maidenhead) and approx 1.2 Miles of Maidenhead Railway Station (Paddington/Elizabeth Line). Viewing recommended.

***SPACIOUS ENTRANCE PORCH *LIVING ROOM *OPEN PLAN KITCHEN/DINING ROOM *THREE GOOD SIZE BEDROOMS *BATHROOM *DOUBLE GLAZING *GAS HEATING *GARAGE TO THE REAR *ENCLOSED REAR GARDEN WITH DECKING AREA *EPC RATING TBC *COUNCIL TAX BAND D**

DIRECTIONS for SAT NAV: SL6 7EZ

ACCOMMODATION



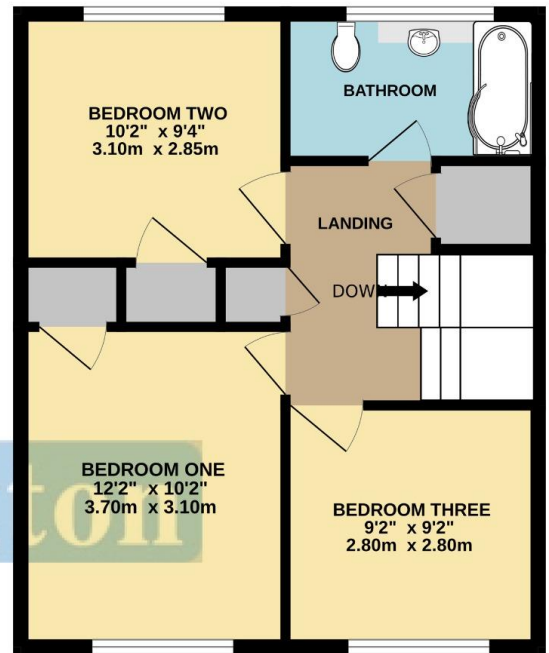


For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, furnishings and appliances.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

GROUND FLOOR
528 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.4 sq.m.) approx.



3 BED TERRACE

TOTAL FLOOR AREA : 1007sq.ft. (93.6 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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