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GUIDE PRICE £425,000 FREEHOLD

6 RAY MILL ROAD WEST, MAIDENHEAD, BERKSHIRE, SL6 8SB

An opportunity to acquire this three-bedroom family home, conveniently located within approx. 0.6 miles of the mainline railway station (Paddington/Elizabeth Line) and within easy reach of local schools and Maidenhead Town Centre. The property features a generous living/dining room, kitchen, three good size bedrooms and a low maintenance southerly facing rear garden with access to the garage and is offered for sale with NO CHAIN.

- ENTRANCE HALL • CLOAKROOM • KITCHEN • LIVING/DINING ROOM • THREE BEDROOMS • BATHROOM • LOW MAINTENANCE REAR GARDEN • CONVENIENT FOR LOCAL SCHOOLS, TOWN CENTRE & EXTENSIVE NATIONAL TRUST LAND AT NORTH TOWN MOOR • NO CHAIN • EPC RATING C • COUNCIL TAX BAND D

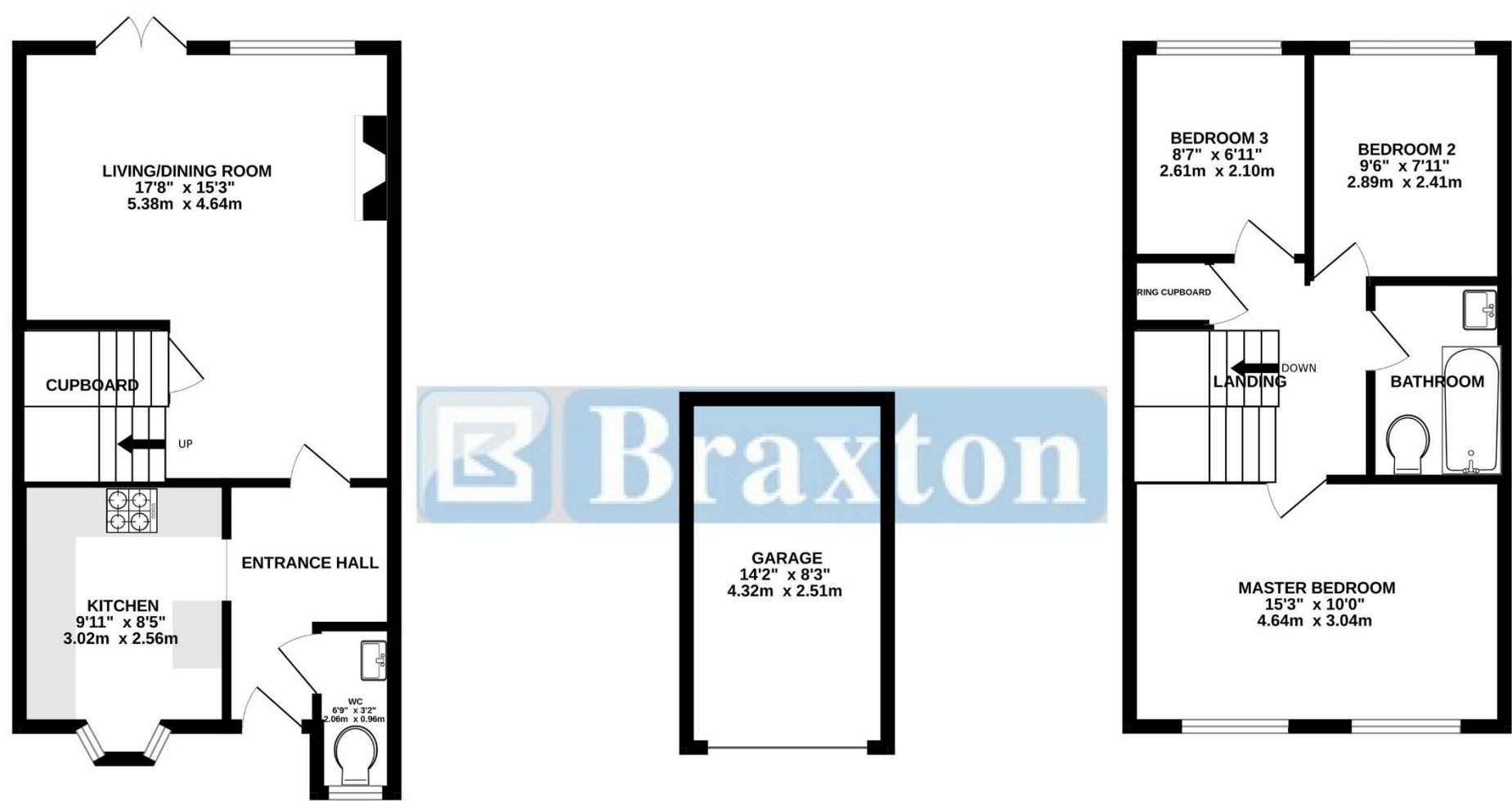




For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, furnishings and appliances. 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
543 sq.ft. (50.5 sq.m.) approx.

1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 964 sq.ft. (89.6 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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