



**3 THE FALLOWS, RAY MILL ROAD EAST, MAIDENHEAD, BERKSHIRE, SL6 8UA**



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**GUIDE PRICE: £1,375,000**  
**FREEHOLD**

An opportunity to acquire this delightful five-bedroom detached family home, occupying a small cul-de-sac development between the River Thames and the town centre, within approx. 0.9 miles of the mainline railway station (Paddington/Elizabeth Line). The property has been modernised by the present owner in recent years to provide modern contemporary living with features including a generous open plan kitchen/dining/family room with direct access onto a large decking area and rear garden. The property also provides five bedrooms, three bathrooms and a private westerly facing rear garden. NO ONWARD CHAIN.

\*ENTRANCE PORCH \*ENTRANCE HALL  
\*CLOAKROOM \*SNUG \*KITCHEN / DINING  
/ FAMILY AREA \*LIVING ROOM \*MAIN  
BEDROOM WITH EN-SUITE SHOWER ROOM  
\*GUEST BEDROOM WITH RE-FITTED EN-  
SUITE SHOWER ROOM \*THREE FURTHER  
BEDROOMS \*FAMILY BATHROOM  
\*ENCLOSED REAR GARDEN WITH LARGE  
DECKED TERRACE \*DRIVEWAY PARKING  
\*CLOSE TO NATIONAL TRUST LAND AT  
NORTH TOWN MOOR \*EPC RATING D  
\*COUNCIL TAX BAND G







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.

