



roger platt

**£1,000,000** Freehold



**17 SILVERTREES DRIVE, MAIDENHEAD, BERKSHIRE, SL6 4QJ**

**Fully renovated and extended recently, this fabulous four bedroom family home is situated within a highly sought-after location to the west of Maidenhead in a quite cul-de-sac. The property is ideally situated being only one road away from outstanding schools whilst being conveniently placed just 1.4 miles from Maidenhead Train Station and future Crossrail with easy access to both M4 & M40 motorways. **EPC Rating D****





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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## Entrance Porch

Double glazed door to front, double glazed windows to each side, Quickstep flooring.

## Entrance Hall

Wooden door to front, understairs cupboard, wireless alarm, Quickstep flooring.

## Study

11' max x 15' 7" ( 3.35m max x 4.75m )

Two double glazed windows to front, radiator, telephone point, t.v. point, underfloor heating, Quickstep flooring.

## Lounge

11' 11" x 22' 9" ( 3.63m x 6.93m )

Two double glazed windows to side, double glazed window to front, double glazed trifold doors to rear, two radiators, telephone point, t.v. point, underfloor heating.

## Cinema Room

9' 9" x 16' 6" ( 2.97m x 5.03m )

Double glazed window to front, radiator, underfloor heating.

## Kitchen / Dining Room

23' 9" x 10' 10" ( 7.24m x 3.30m )

Double glazed window to rear, doors to lounge and entrance hall, double glazed patio doors to garden, wall and base units, Silestone work surfaces, electric oven, gas hob, cooker hood, plumbing for dishwasher, fridgefreezer, radiator, built-in wine cooler, underfloor heating, Quickstep flooring.

## Utility Room

5' 1" x 5' 9" ( 1.55m x 1.75m )

Double glazed window to rear, door to cloakroom, Silestone work surfaces, wall and base units, cupboards, plumbing for washing machine and dishwasher, radiator.

## Cloakroom

Double glazed window to rear, w.c., wash hand basin, radiator, Worcester combi boiler.

## First Floor Landing

Stairs from hallway, airing cupboard, loft access, radiator.

## Bedroom 1

11' x 7' 5" ( 3.35m x 2.26m )

Double glazed window to rear, radiator, t.v. point, internet point, access to walk-in wardrobe room.

## Walk-In Wardrobe Room

7' 10" x 7' ( 2.39m x 2.13m )

Double glazed window to front.

## En-Suite Bathroom

7' 3" x 13' 8" ( 2.21m x 4.17m )

Jack & Jill to landing, double glazed window to front, bath with mixer taps, walk-in shower, double wash hand basin in vanity unit, extractor fan, w.c., shaver point, radiator, Brazilian slate tiling.

## Bedroom 2

12' 9" x 15' 9" max ( 3.89m x 4.80m max )

Double glazed window to front, built-in wardrobes, radiator, t.v. point, internet point.

## En-Suite Shower Room

8' 9" x 4' 4" ( 2.67m x 1.32m )

Double glazed window to front, shower cubicle, w.c., wash hand basin in vanity unit, shaver point, radiator.

## Bedroom 3

9' 8" x 14' 2" ( 2.95m x 4.32m )

Double glazed window to rear, built-in wardrobes, radiator, t.v. point, internet point.

## En-Suite Shower Room

5' 1" x 6' 7" ( 1.55m x 2.01m )

Double glazed window to rear, shower cubicle, w.c., wash hand basin in vanity unit, shaving sockets.

## Bedroom 4

10' 2" x 9' 5" ( 3.10m x 2.87m )

Double glazed window to rear, built-in wardrobes, radiator, t.v. point.

## Rear Garden

42' x 54' max ( 12.80m x 16.46m max )

Patio, lawn, garden sleepers, two sheds, brick wall to right hand side, side access.

## Parking

Brick paved driveway.

## Directions

From Maidenhead town centre take the A4 Bath Road towards Reading. Prior to the Thicket roundabout (A404M) turn left into Cannon Lane and then left into Altwood Road. Half way up the road and the turn in for Silvertrees Drive will be on the left hand side where the property can be found on the right hand corner.