



roger platt



£1,395,000 Freehold



FATIMAH HOUSE, CHURCH ROAD, MAIDENHEAD, BERKSHIRE, SL6 1UR

A superb substantial detached family home ideally located on Bray's Fishery Estate, with well planned accommodation arranged over two floors & generous living accommodation. Benefitting from a double detached garage, underfloor heating, well fitted kitchen & bathrooms and a south facing garden.

No Onward Chain - EPC Rating C



Outside

The property is enclosed by brick pillars and wrought iron work, pillared entrance with wrought iron remote control gates and video entry system, automatic lighting, leads through to a very generous block paved parking area, **DOUBLE DETACHED GARAGE** (19ft3' x 18ft2') with electronic up and over door, courtesy door with side access, window to rear, power and light, eaves storage. Outside electricity and gas meters, landscaped borders, additional wall lighting.

Large Covered Entrance

Ceiling downlighters, flagstone floor, door leads through to:

Reception Hall

With oak staircase leading to the first floor, ceramic tiled floor, power points, light point, telephone points, video entry security system, coving, cupboard housing consumer unit with cloaks hanging space.

Downstairs Cloakroom

Vanity unit with wash hand basin, monobloc mixer tap, attractive limestone tiled walls, w.c. with concealed flush, continuation of tiled floor, extractor fan, window.

Study / Snug

13' 7" x 11' 9" (4.14m x 3.58m)

Front aspect window, ceiling downlighters, power points, light point, thermostat control.

Dining Room

19' 1" x 13' 6" (5.82m x 4.11m)

Enjoying a double aspect, double doors onto rear garden, ceiling downlighters, coving, power points, light point, wall light points, thermostat control.

Kitchen / Dining / Family Room

29' x 21' (8.84m x 6.40m)

Ceramic tiled floor, ceiling downlighters, coving, fitted kitchen comprising Britannia six ring gas burner with convection ovens, Britannia overhead extractor, stainless steel splashback, extensive granite work surfaces to either side incorporating below a range of cupboards and drawers, fitted Bosch dishwasher, twin stainless steel sinks drainer unit with insinkerator waste disposal, further range of work surfaces, range of cupboards and drawers beneath, fitted shelving, pull-out larder, fitted fridge and fitted freezer, extensive range of wall mounted eye level units, tiled splashbacks, conveniently situated power points, island unit comprising a range of cupboards and drawers with power and granite work tops, further standalone unit with cupboards above and below.

Utility Room

With an extensive range of fitted cupboards, plumbing and space for automatic washing machine and tumble dryer, stainless steel drainer sink unit, granite work surfaces, matching wall mounted eye level cupboards, tiled splashbacks, continuation of tiled floor, ceiling downlighters, coving.

Conservatory

20' x 13' 1" (6.10m x 3.99m)

Ceramic tiled floor with central motif design, double doors onto garden, fitted blinds and ceiling fan, power points, light point.

Drawing Room

28' 5" x 19' 7" (8.66m x 5.97m)

Enjoying a triple aspect with double doors leading out directly onto garden, ceiling downlighters, stone fireplace with granite hearth and stainless steel jam with coal effect gas fire, power points, light point, t.v. point, satellite data, wall light points

N.B.

Fitted speakers to all rooms including the reception hall.

Semi Galleried Landing

Access to loft, video entry phone, power points, light point, thermostat control, storage cupboard.

Master Bedroom

16' 8" x 13' 7" (5.08m x 4.14m)

Front aspect, power points, light point, ceiling downlighters, telephone point, dressing area with fitted double wardrobe, separate **DRESSING ROOM** with two range of fitted wardrobes, further fitted storage/shoe rack, door through to:

En-Suite Bathroom

Tiled enclosed bath with shower attachment, heated towel rail, bidet, dual flush w.c., twin wash hand basins set into vanity unit, fully enclosed and fully tiled shower, overhead drench, ceiling downlighters, shaver point, velux window.

Bedroom 2

14' 6" x 13' 7" (4.42m x 4.14m)

Two fitted double wardrobes, rear aspect, power points, light point, t.v. point, door through to:

En-Suite Bathroom

Panel enclosed bath with mixer taps and separate overhead shower, wash hand basin with monobloc mixer tap set into vanity unit, dual flush w.c., fully tiled walls, extractor, ceiling downlighters, heated towel rail.

Bedroom 3

15' 2" x 10' 7" (4.62m x 3.23m)

Fitted double wardrobe, front aspect, power points, light point.

En-Suite Shower Room

Enclosed shower cubicle, wash hand basin set into vanity unit, concealed flush w.c., fully tiled walls, extractor, ceiling downlighter.

Bedroom 4

13' 6" x 9' 9" (4.11m x 2.97m)

Rear aspect, triple wardrobe, power points, light point.

Bedroom 5

11' 9" x 9' 3" (3.58m x 2.82m)

Double wardrobe, front aspect, power points, light point.

Family Bathroom

Comprising panel enclosed bath with mixer taps and separate shower attachment with drench and rain bars, dual flush w.c., bidet, wash hand basin set into vanity unit, monobloc mixer tap, further storage cupboards and drawers, medicine cabinet, heated towel rail, ceiling downlighters, extractor.

Rear Garden

Immediately to the rear of the property is an extensive patio which covers the width of the entire rear of the house, outside lighting, leading onto a good size area of lawn with the remainder being landscaped, mature shrubs and enclosed by panel fencing, pleasant south facing wooded outlook, outside power points, garden taps to front and rear.