



roger platt



£950,000 *Freehold*



1 ORCHARD COTTAGE, DRIFT ROAD, MAIDENHEAD, BERKSHIRE, SL6 3ST

A super five bedroom double fronted detached family home situated on a third of an acre. This property is in a semi-rural location to the south of Maidenhead and offers spacious and flexible accommodation.

EPC Rating: Awaiting





Storm Porch Entrance Hall

double glazed door and window to front, radiator, laminate flooring.

Cloakroom

w.c, wash hand basin, radiator, extractor fan, tiled flooring.

Lounge

24' max x 15' 2" (7.32m max x 4.62m)
triple aspect with sash windows to front and side and double glazed French doors to rear, fireplace, two radiators, telephone point, TV point, LED downlighters, understairs storage cupboard, two double storage cupboards.

Dining / Family Room

12' 8" x 10' (3.86m x 3.05m)
double glazed window to rear, radiator, LED downlighters.

Kitchen

11' 10" x 13' 9" (3.61m x 4.19m)
fitted kitchen with range of wall and base level units, inset single boiler sink unit, Quartz work surfaces Bosch electric oven, Bosch electric induction hob, cooker hood, integral AEG dishwasher, Bosch fridge freezer, radiator, LED downlighters, Porcelain tiled floor, double glazed sash windows to front and side.

Utility Room

Oil fired central heating boiler, Megaflow tank, plumbing for washing machine, double glazed window to rear.

First Floor Landing

stairs from entrance hall, double glazed sash window to front, radiator, stairs to second floor landing.

Bedroom 2

13' 10" x 10' 7" (4.22m x 3.23m)
two double glazed sash windows to front, radiator.

Bedroom 3

10' 11" x 10' (3.33m x 3.05m)
double glazed sash window to front, radiator.

Bedroom 4

10' 9" x 10' (3.28m x 3.05m)
double glazed sash window to rear, radiator.

Bedroom 5

8' x 7' 4" (2.44m x 2.24m)
double glazed sash window to rear, radiator.

Bathroom

double glazed sash window to rear, bath with mixer taps, shower cubicle, wash hand basin, w.c, extractor fan, radiator, chrome towel rail, fully tiled, Porcelain tiled floor.

Second Floor Landing

LED downlighters, eaves storage, two double walk-in wardrobes, four double glazed Velux windows to rear.

Bedroom 1

14' 2" x 11' 4" (4.32m x 3.45m)
double glazed Velux window to rear, two radiators, TV point, LED downlighters.

En-Suite/Wetroom

two double glazed Velux windows to rear, tiled shower area with glass screen, wash hand basin, extractor fan, heated towel rail, under floor heating.

Home Office/studio

Room 1

17' 1" x 9' 8" (5.21m x 2.95m)
double glazed windows to front and side, laminate flooring, spotlights.

Room 2

17' 4" x 9' 8" (5.28m x 2.95m)
double glazed window to front, kitchenette area with sink, units, TV point, spotlights and laminate flooring.

Front Garden

gated access, mainly laid to shingle with parking for several vehicles.

Rear Garden

good size rear garden benefiting from a private and secluded aspect, outside tap (providing hot and cold water), lights and power.