

£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: Awaited







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.



Viewing by appointment with

Roger Platt 25-29 Queen Street, MAIDENHEAD, SL6 1NB DX 6408 MAIDENHEAD

T 01628 773333 **F** 01628 770781 **E** maidenhead@rogerplatt.co.uk

see all our properties at <u>www.rogerplatt.co.uk</u>, <u>www.rightmove.co.uk</u> and www.zoopla.co.uk

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements beginned on any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any applances. 5. Where an EPC, Home Report or, under former legislation a Home Information Pack (HIP), is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a HIP or Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whils we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.