



## 81C Gardner Road

, Maidenhead, SL6 7PR

Asking price £450,000



Within a short walk to the popular Furze Platt school is this well presented 3 bedroom end of terrace house, offered with no onward chain. Features include modern kitchen with appliances, cloakroom, UPVC double glazing, Gas central heating and 2 allocated parking spaces.



### Entrance Porch

Front door, stairs to first floor with built in cupboard, panelled radiator, laminate flooring, power points, alarm system operated.

### Cloakroom

Low level WC, panelled radiator, pedestal hand wash basin, ceramic tile flooring and extractor fan.

### Lounge/Dining Room 15'7 x 14' (4.75m x 4.27m )

Rear aspect double glazed window, panelled radiator, telephone point, TV point, French Doors to rear garden.

### Kitchen 12'6 x 6'9 (3.81m x 2.06m )

Front aspect double glazed window, eye and base level units with rolled edge work surfaces, 1 1/2 stainless steel sink unit, gas hob and electric oven with extractor fan. Integral dish washer, washing machine and fridge freezer. cupboard housing boiler and ceramic tile flooring.

### First Floor

Side aspect double glazing x 2, doors to all bedrooms and family bathroom and loft access via ladder.

### Bathroom 6'1 x 5'8 (1.85m x 1.73m)

Panelled bath with thermostatic shower attachment, concealed WC, pedestal hand wash basin, half tiled walls and ceramic tile flooring.

### Bedroom 1 12'4 x 9'6 (3.76m x 2.90m)

Front aspect double glazed window, panelled radiator, TV point and fitted mirrored wardrobes.

### Bedroom 2 16'3 x 6'7 (4.95m x 2.01m)

Rear aspect double glazed window, TV point and panelled radiator.

### Bedroom 3 12'2 x 7'1 (3.71m x 2.16m)

Rear aspect double glazed window, panelled radiator, TV point and cupboard housing hot water tank.

### Front Garden

Laid to lawn with pathway leading to front door.

### Rear Garden

Panel enclosed rear garden with patio area with the rest laid to lawn, wooden shed. pedestrian gate leading to parking area for 2 allocated parking spaces.

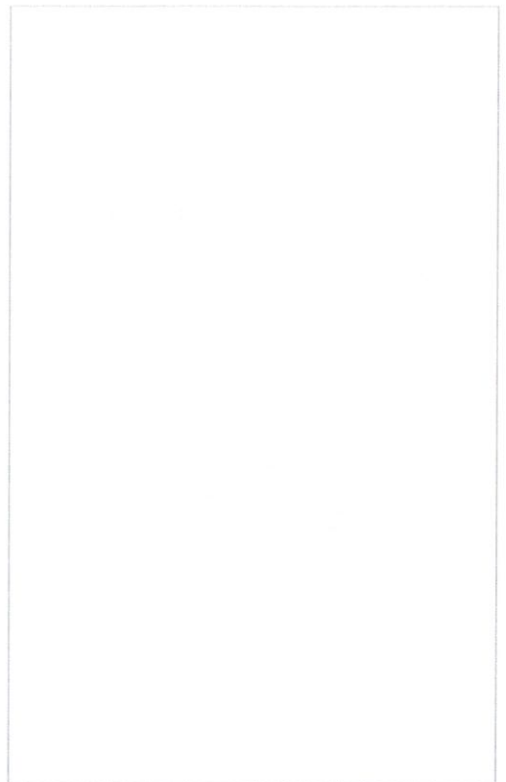
### TENURE

Leasehold: 988 years remaining  
Ground Rent £100.00 per annum

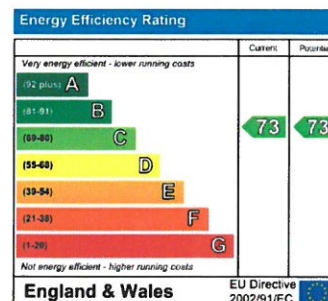
### Area Map



### Floor Plans



### Energy Efficiency Graph



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