



60 Oaken Grove, Maidenhead, SL6 6HH

Price £850,000 Freehold

NO UPWARD CHAIN Situated in one of the most sought after roads in Maidenhead, a four bedroomed extended detached house with a particularly good size secluded garden. Close to Oaken Grove park the property is in a very popular school catchment, within easy reach of the town centre and Elizabeth line station.

Entrance Hall

Sitting Room

Raised fireplace and surround with natural flame gas fire with pebbled finish grate. Double doors to Dining Room.

Dining Room

Double glazed sliding doors to Conservatory.

Conservatory

Sliding patio doors to garden.

Bedroom 1

Extensive range of floor to ceiling wardrobe cupboards.

Ensuite Shower Room

White suite of panelled bath with mixer hand shower attachment, close couple WC, shower cubicle with glazed enclosure, bidet, heated towel rail, roof light.

Bedroom 2

Bathroom

White suite of panelled bath with mixer hand shower attachment, WC, wash basin set into unit incorporating cupboards, fully tiled walls, heated towel rail.

Kitchen

Good range of fitted units with ample cupboards and drawers, inset sink, tiled splashbacks, built in double oven with separate ceramic hob with extractor above, space for a dishwasher.

Utility Room

Wall mounted gas fired boiler (approximately 2 years old), plumbing for washing machine, access hatch to loft.

First floor landing

Access hatch to loft, built in airing cupboard with hot water tank and immersion heater.

Shower Room

White suite comprising double size shower cubicle, fully tiled with glazed enclosure, close coupled WC, wash basin set into unit with tiled splashback and cupboard below.

Bedroom 3

Fitted wardrobe cupboard, bay window.

Bedroom 4

Dormer window.

Outside

Attached brick built garage with double doors, light and power..

secluded, To the rear there is a full width paved patio leading onto an extensive lawn with central path, well stocked borders with mature shrubs, mature trees and garden shed. To the front there is a paved driveway and path to the front door, small lawned area and the property is well screened from the road.

The gardens are an undoubted feature of the property being of particularly good size and

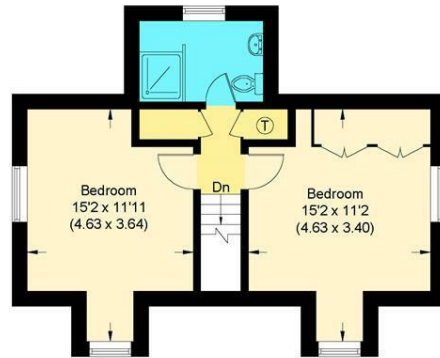
Floor Plan

Oaken Grove

Approximate Gross Internal Area 151.54 sq m / 1631.16 sq ft
 (Excluding Garage)
 Garage Area 14.41 sq m / 155.10 sq ft
 Total Area 165.95 sq m / 1786.27 sq ft (Including Garage)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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