



13 Burcot Gardens, Maidenhead, SL6 7UR
£435,000 Freehold

CHAIN FREE A two bedroomed semi detached bungalow in a popular cul de sac location within walking distance of local shops and close to open countryside. Features include a good size sitting room, large conservatory, kitchen/dining room, long driveway and garage.

Entrance lobby

Entrance Hall

Wood block floor. Built in storage cupboard.

Sitting Room

Woodblock floor. Fireplace with tiled hearth and electric fire. Door to inner lobby.

Kitchen/Dining Room

Fitted range of units incorporating an inset stainless steel sink with mixer tap a good range of floor and wall cupboards and drawers, carousel unit, tall larder cupboard with pull out trays, Built in double oven with separate gas fired hob and extractor above, wall mounted Vaillant gas fired boiler, door to outside side access.

Inner hall

with hinged access hatch to loft, woodblock floor.

Cloakroom

Close coupled WC ,Corner wash basin, wall tiled to half height, tiled floor.

Shower Room

Close couple WC, Pedestal wash basin, walls tiled to half height and to full height in shower area, heated towel rail.

Bedroom 1

Bedroom 2

Door to Conservatory.

Conservatory

Sealed unit double glazing, double doors to garden.

Outside

Front garden laid to lawn with shrub border and ornamental tree. Long driveway leading through to the garage and drive through carport.

The rear garden has a small lawn area and mature shrubs giving a good degree of seclusion.

Garage

Up and over entrance door, light and power, side access door.

Floor Plan

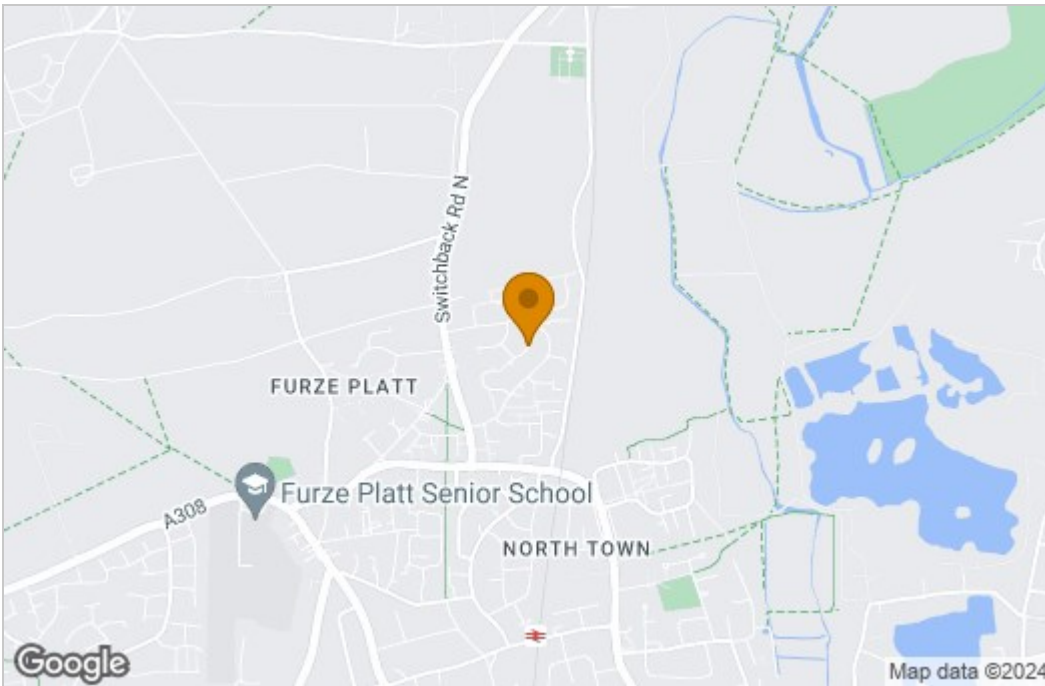
Burcot Gardens

Approximate Gross Internal Area 83.58 sq m / 899.64 sq ft
 (Excluding Garage)
 Garage Area 13.54 sq m / 145.74 sq ft
 Total Area 97.12 sq m / 1045.38 sq ft (Including Garage)



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

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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