



2 Fullbrook Close, Maidenhead, SL6 8UE

£650,000 Freehold

An opportunity to acquire this modern detached family home, located in this highly sought after cul-de-sac location within easy access of the River Thames, Maidenhead town centre, and Elizabeth line station. The property offers spacious accommodation to include three well-proportioned bedrooms, one benefiting from en-suite bathroom, in addition to a modern family bathroom, and separate W.C. The sitting room giving access to a private balcony.

Steps up to front door leading to:

Entrance Hall

Wood flooring, stairs to first floor.

Cloakroom

Comprising low level WC, wash basin.

Utility Room

Space and plumbing for washing machine, high level sliding storage cupboards, tiled floor.

Kitchen

Comprising range of wall and base cupboards and drawers, work surfaces incorporating one and a half bowl stainless steel sink, space for dishwasher, integrated fridge/freezer, double oven and hob inset, ceramic tiled floor.

Dining Room

Wood flooring.

Living Room

Sliding doors to decked balcony.

From Entrance Hall stairs to:

First Floor Landing

Bedroom 1

Range of fitted cupboards, door to:

Refitted EnSuite Shower Room

Comprising fitted shower cubicle, pedestal wash basin, WC, heated towel rail, tiled floor.

Bedroom 2

Rear aspect.

Bedroom 3

Front aspect.

Bathroom

Comprising suite of enclosed bath, pedestal wash basin, WC, part tiled walls, heated towel rail, tiled floor.

Outside

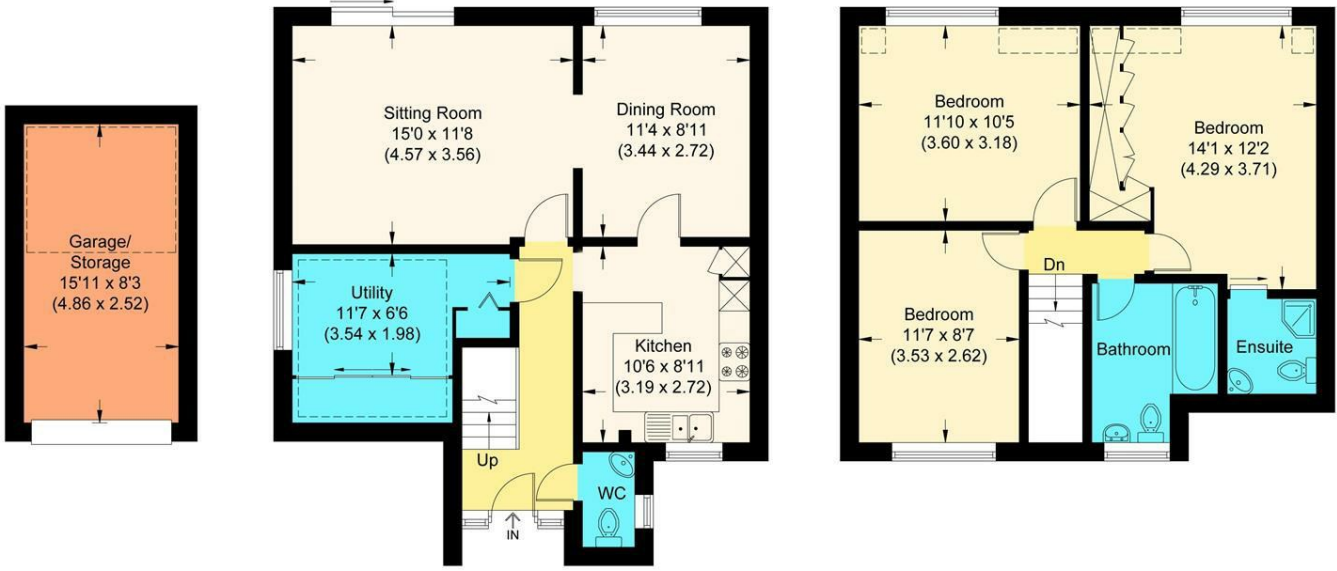
Decked balcony with steps down to further decked area that open to an enclosed garden, mature shrub borders, pedestrian access to both sides,, power outlets.

The front garden has off road parking and access to integral garage with up and over door, light and power.

Floor Plan

Fullbrook Close

Approximate Gross Internal Area 101.72 sq m / 1094.90 sq ft
 (Excluding Garage)
 Garage Area 12.25 sq m / 131.86 sq ft
 Total Area 113.97 sq m / 1226.76 sq ft (Including Garage)

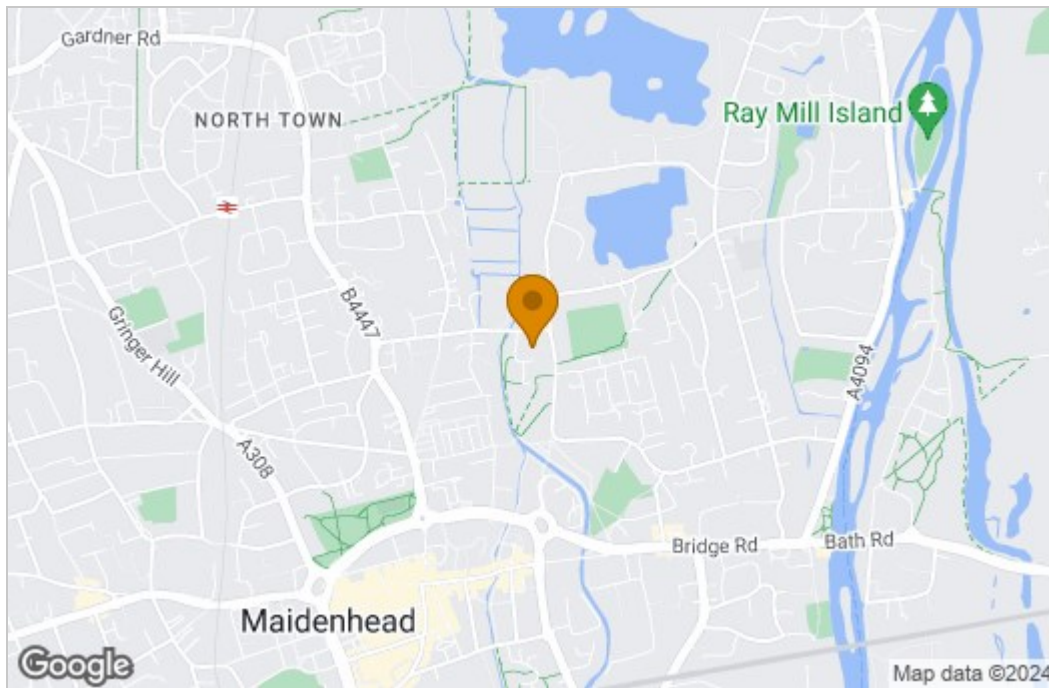


Ground Floor

First Floor

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

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B			
(69-80) C		71	
(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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