



**101 Westborough Road, Maidenhead, SL6 4AU**

**£379,950 Freehold**

Two double-bedroom period property close to local amenities. Within walking distance to Maidenhead town centre and mainline train station (Elizabeth Line). Great property for first-time buyers or investors.

## **Front door to:**

### **Sitting Room**

Victorian fireplace.

### **Understairs Cupboard**

### **Dining Room**

Stairs leading to first floor

### **Kitchen**

Comprising range of wall, floor and drawer units, butler sink with mixer tap, woodblock work top, integrated appliances include, electric oven, hob, washing machine, fridge freezer, microwave, door to courtyard leading to rear garden.

### **Shower Room**

Comprising shower enclosure, wall mounted shower attachment, WC, wall mounted wash basin, heated towel rail.

### **Stairs from dining room up to first floor**

### **Bedroom 1**

Rear aspect, wooden floorboards, Victorian fireplace, over stairs storage area, loft hatch, door to:

### **En-suite Bathroom**

Comprising panel enclosed bath tub, shower screen, wall mounted shower attachment, WC, pedestal wash basin, heated towel rail, cupboard housing hot water tank.

### **Bedroom 2**

Window to front, over stairs storage area, wooden floorboards, fireplace. built in wardrobe.

### **Outside**

To the rear a courtyard leads to a gated garden, Astro turf, Summerhouse suitable as a Home Office.

The front garden is enclosed with low level brick wall, wrought iron gate.

# Floor Plan

## Westborough Road

Approximate Gross Internal Area 60.91 sq m / 655.62 sq ft  
 (Excluding Outbuilding)  
 Outbuilding Area 5.18 sq m / 55.75 sq ft  
 Total Area 66.09 sq m / 711.37 sq ft (Including Outbuilding)



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			82
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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