



**12 Copthorn Close, Maidenhead, SL6 3PN**  
**£550,000 Freehold**

A much extended four bedroom detached house with many features including a ground floor bedroom with adjoining shower/cloakroom, a 25ft living room, double length garage and off road parking for a number of cars. Situated on a corner plot in a cul de sac on the outskirts of Maidenhead close to open fields.

Double glazed front door to:

### **Enclosed Entrance Porch**

Cloaks cupboard, further storage cupboard.

### **Entrance Hall**

Beech flooring, deep understairs storage cupboard.

### **Living Room**

Brick fireplace, beech flooring.

### **Dining Room**

Beech flooring, double glazed doors to paved garden terrace.

### **Inner Lobby**

Beech flooring.

### **Shower Room**

With wall mounted shower unit, ceramic tiled floor, extractor fan.

### **Cloakroom**

Comprising suite of pedestal wash hand basin, towel rail, ceramic tiled floor, part tiled walls, sky light.

### **Bedroom 4**

Beech flooring.

### **Kitchen/Breakfast Room**

Comprising good range of base and wall cupboards and drawers, ample granite work surfaces incorporating gas hob with extractor over, single drainer stainless steel sink with mixer tap, double in double electric oven, space for fridge/freezer, plumbing and space for washing machine and dishwasher, ceramic tiled floor, cupboard housing boiler, under cupboard lighting, door to garden and door to garage.

### **First Floor Landing**

Cupboard housing hot water tank, deep storage cupboard.

### **Bedroom 1**

### **Bedroom 2**

### **Bedroom 3**

### **Bathroom**

Comprising suite of bath with wall mounted shower unit over, heated towel rail, pedestal wash hand basin, low level WC

### **Outside**

The rear garden features a paved patio, area laid to lawn with surrounding shrubs outside tap.

To the front is an area of lawn, ample off road parking.

### **Garage**

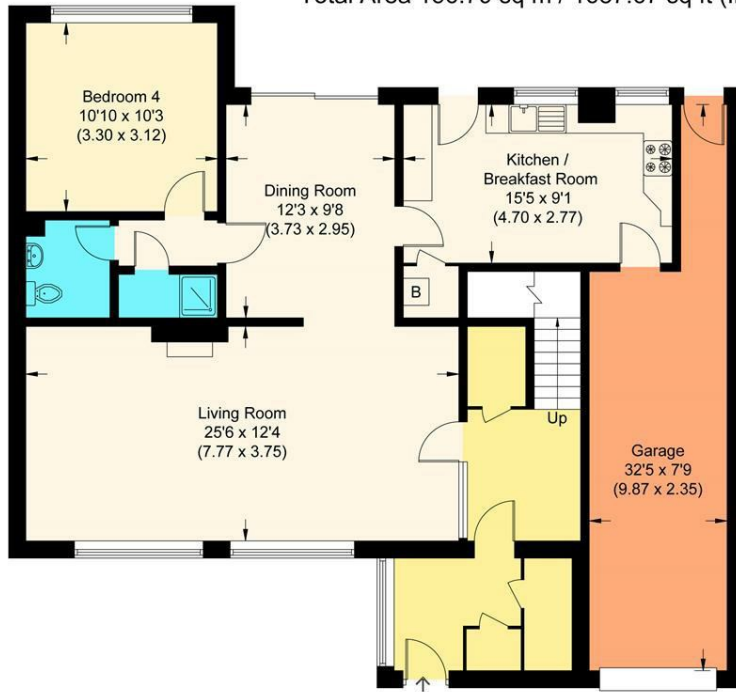
Double length with courtesy door to rear garden and also to kitchen



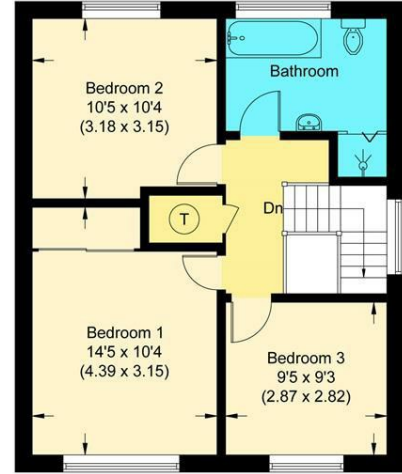
# Floor Plan

## Copthorne Close

Approximate Gross Internal Area 137.60 sq m / 1481.12 sq ft  
 (Excluding Garage)  
 Garage Area 19.19 sq m / 206.55 sq ft  
 Total Area 156.79 sq m / 1687.67 sq ft (Including Garage)



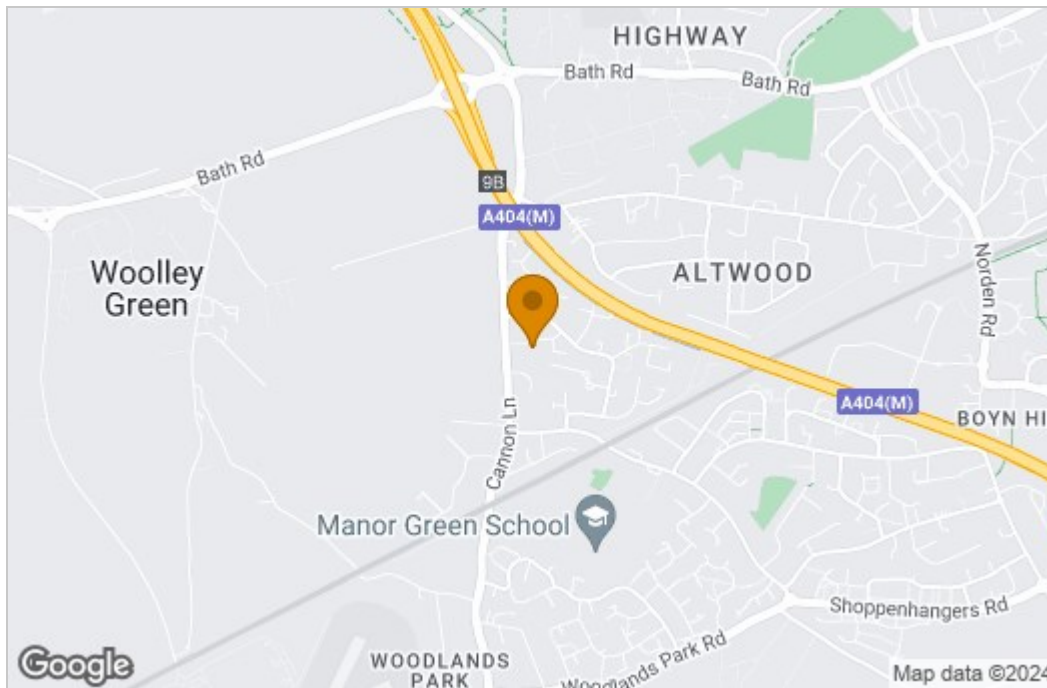
Ground Floor



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			82
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> 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 CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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