



## 4 College Road, Maidenhead, SL6 6BE

**Development Opportunity with 2 different options to purchase;**

**The house and plot – Guide price £1,500,000**

**The house only – Guide price £1,050,000**

"A RARE DEVELOPMENT OPPORTUNITY" to purchase an attractive detached Victorian house. The existing property requires modernisation but has the potential to become a stunning period family home. Planning permission has been confirmed for a 4 bedroomed detached house to the side garden (planning application no. 23/00396/FULL). The property is situated within easy walking distance of the town and railway station.

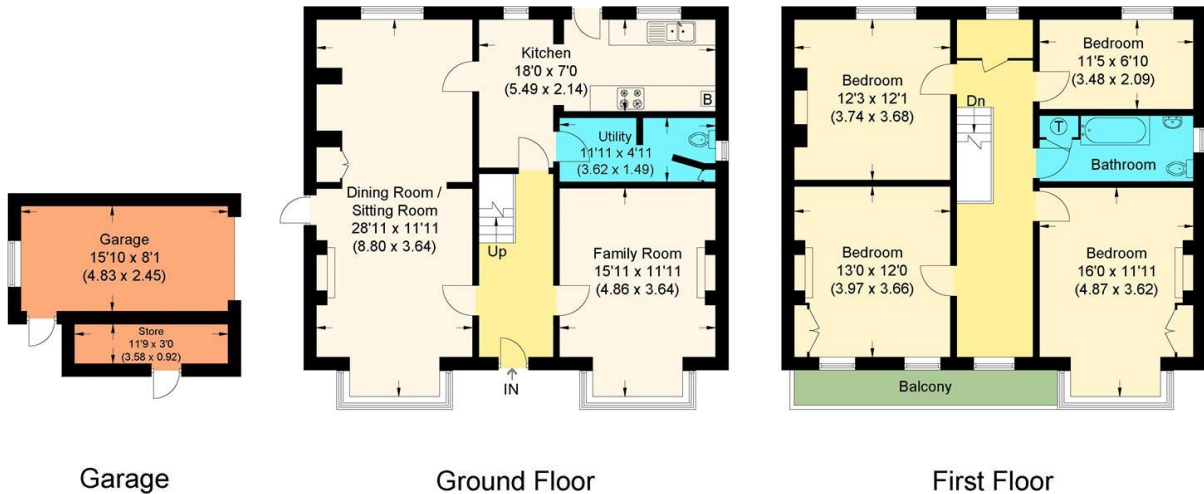
## EXISTING HOUSE

### College Road

Approximate Gross Internal Area 152.30 sq m / 1639.34 sq ft  
(Excluding Garage/Store)

Garage/Store Area 16.20 sq m / 174.37 sq ft

Total Area 168.50 sq m / 1813.71 sq ft (Including Garage/Store)



Garage

Ground Floor

First Floor

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

#### Covered Entrance Porch

Door to:

#### Entrance Hall

#### Family Room

With fireplace.

#### Dining/Sitting Room

Triple aspect.

#### Kitchen

Base and wall mounted units with inset sink and drainer, space for cooker.

#### Utility Room

Leading to

#### Cloakroom

From Entrance Hall stairs to

#### First Floor Landing

With walk in store cupboard.

#### Bedroom 1

Fireplace and fitted cupboard.

#### Bedroom 2

Fireplace and fitted cupboard

#### Bedroom 3

Fireplace.

#### Bedroom 4

#### Bathroom

Comprising bath, WC and wash basin.

#### Outside

Borders extending to the side and rear.

#### Single Length Detached Garage

With attached store.

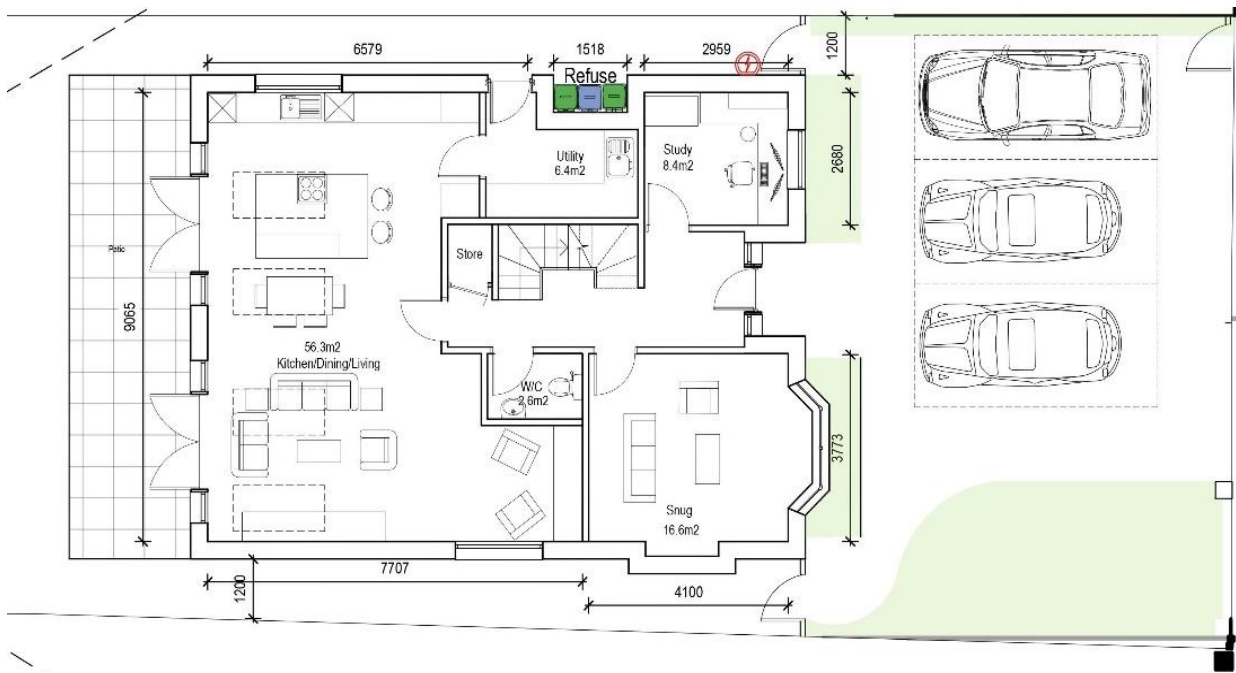
## PROPOSED NEW HOUSE



Planning application “23/00396/FULL | 1no. detached dwelling with associated car parking, cycle storage, refuse disposal and new dropped kerb. | Land At 4 College Road Maidenhead”.

The planning is for a double fronted detached house with four bedrooms and three bathrooms.

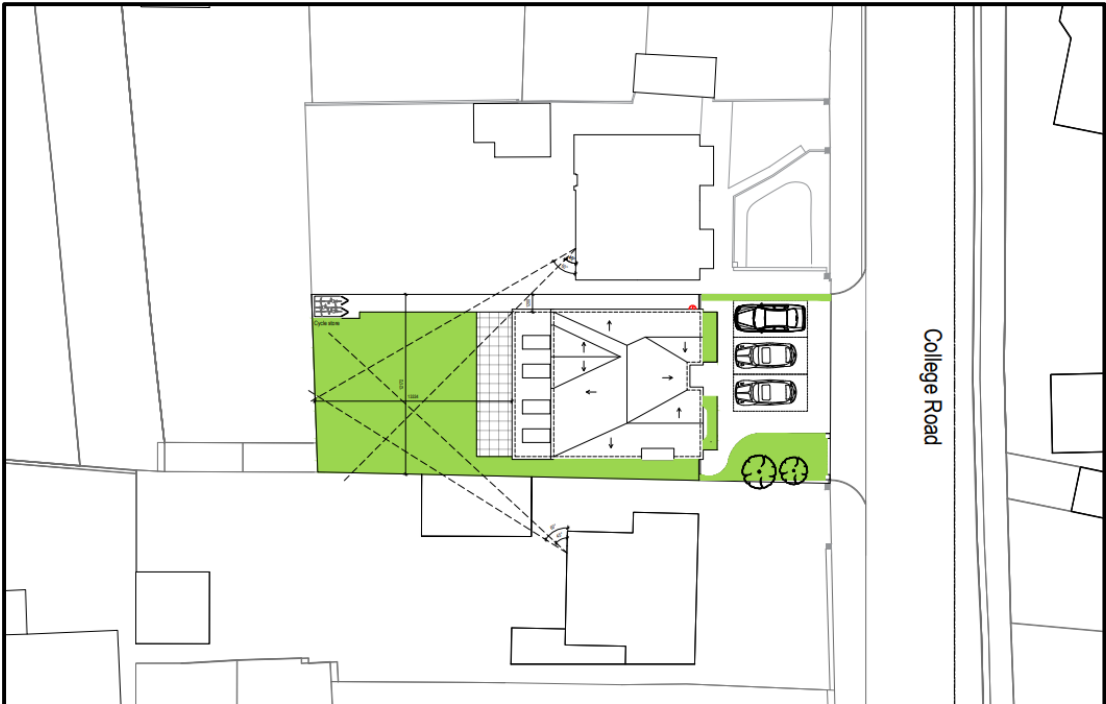
## GROUND FLOOR PLAN



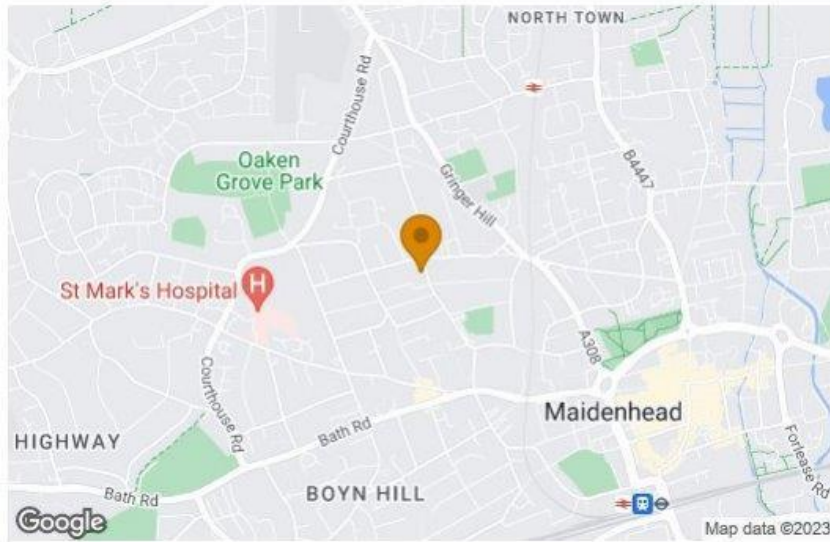
## FIRST FLOOR PLAN



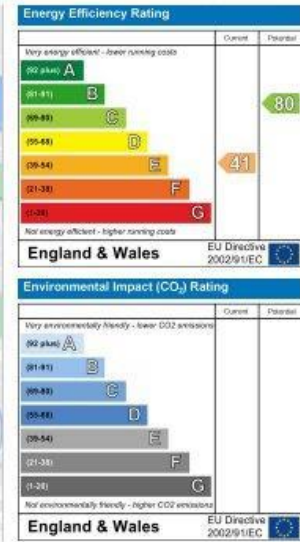
Site Plans



## Area Map



## Energy Efficiency Graph



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