



4 College Road, Maidenhead, SL6 6BE

Guide price £965,000

An attractive detached double fronted Victorian house with a large garden in the much sought after College Road area of Maidenhead. The property requires modernisation but has the potential to become a stunning period family home with generous living accommodation. The property is within an easy walk of the town centre, excellent schools, and the main line railway station to Paddington (the express service takes about 20 minutes), and to Canary Wharf. It is only a short drive to nearby motorway links to the M4 and Heathrow airport and the M40.

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)

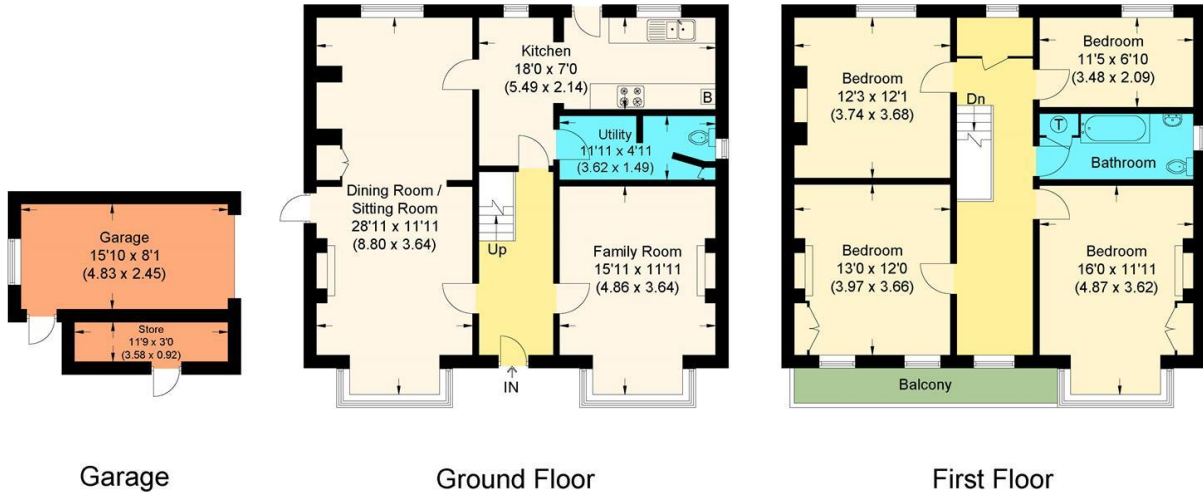


Illustration for identification purposes only,
measurements are approximate, not to scale.

Covered Entrance Porch

Door to:

Fireplace and fitted cupboard.

Entrance Hall

Bedroom 2

Family Room

Fireplace and fitted cupboard

With fireplace.

Bedroom 3

Dining/Sitting Room

Fireplace.

Triple aspect.

Bedroom 4

Kitchen

Bathroom

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

Comprising bath, WC and wash basin.

Utility Room

Outside

Leading to

Gardens extending mainly to the side and rear.

Cloakroom

Single Length Detached Garage

From Entrance Hall stairs to

With attached store.

First Floor Landing

With walk in store cupboard.

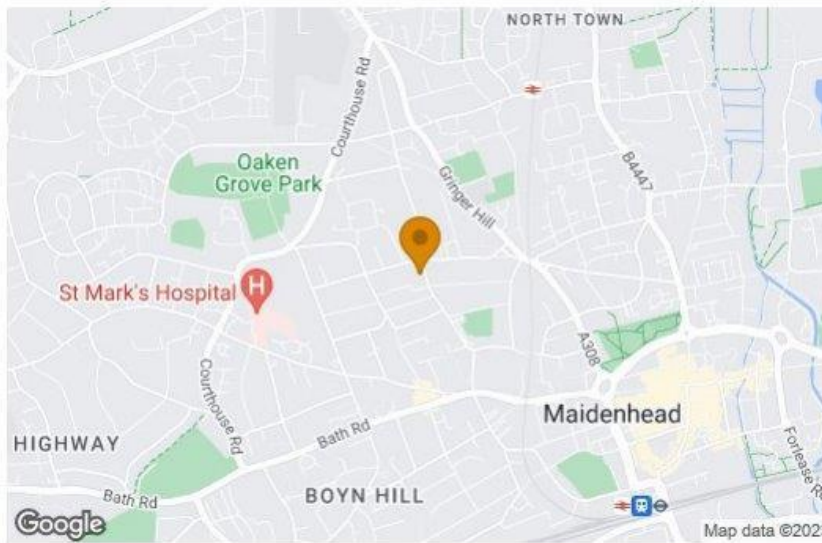
N.B. we would note that planning permission has been granted for a detached house to the side (planning application no. 23/00396/FULL). The house and plot are for sale at a Guide price of £1,500,000.

Bedroom 1

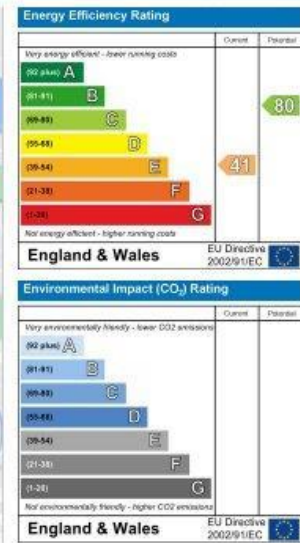


Location plan for house and garden – not to scale

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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