



## **Denchworth College Road, Maidenhead, SL6 6BE** **Offers In The Region Of £850,000 Freehold**

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 Elizabeth line station to central London (the express service takes about 20 minutes). It is only a short drive to nearby motorway links to the M4 and Heathrow airport and the M40.

### **Covered Entrance Porch**

Door to:

### **Entrance Hall**

### **Family Room**

Fireplace.

### **Sitting/Dining room**

Triple aspect

### **Kitchen**

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

### **Utility Room**

Leading to:

### **Claokroom**

From Entrance Hall stairs to:

### **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**

The gardens extend to the front and rear. There is off road parking to the front.

### **Single Length Detached Garage**

With attached store.

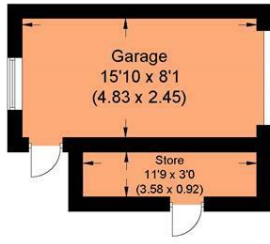
# Floor Plan

## College Road

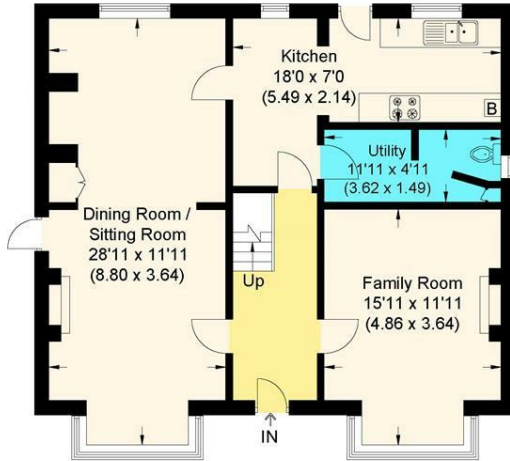
Approximate Gross Internal Area 152.30 sq m / 1639.34 sq ft  
(Excluding Garage/Store)

Garage/Store Area 16.20 sq m / 174.37 sq ft

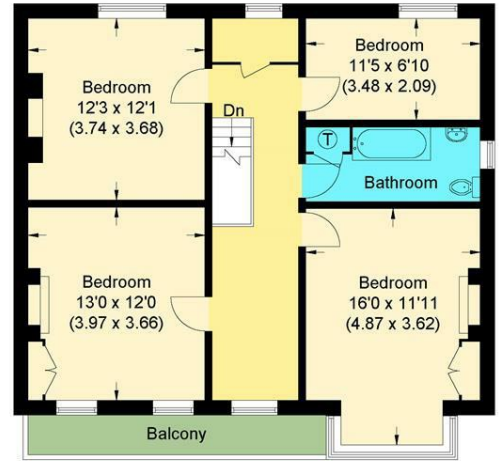
Total Area 168.50 sq m / 1813.71 sq ft (Including Garage/Store)



Garage



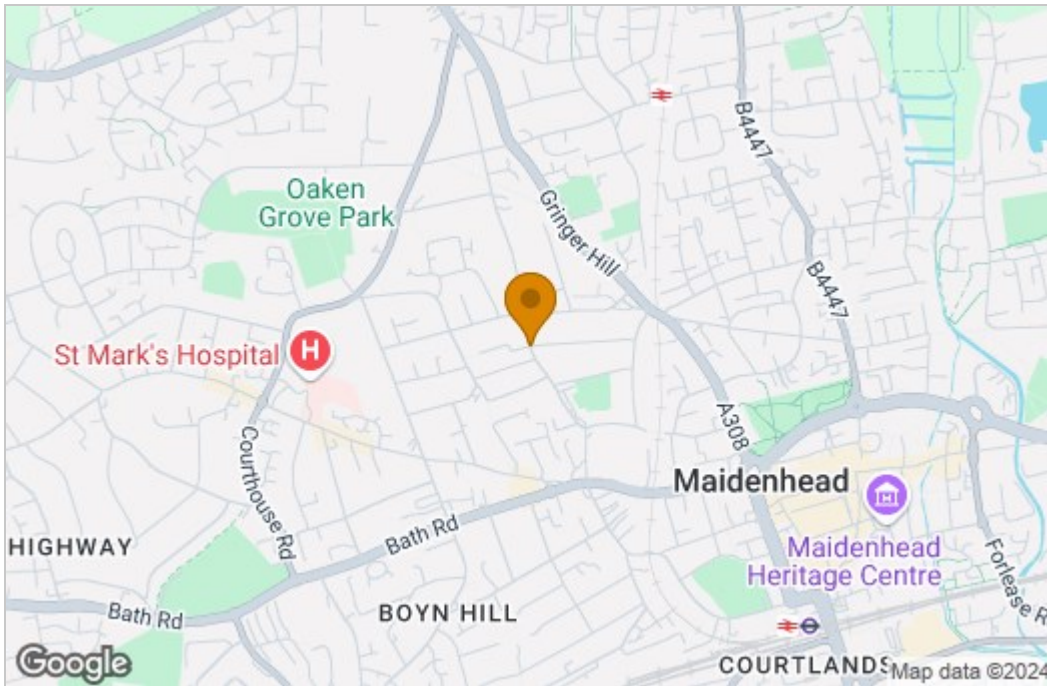
Ground Floor



First Floor

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

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(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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