



73 Shifford Crescent, Maidenhead, SL6 7UY
Price Guide £675,000 Freehold

A considerably extended four bedroomed semi detached house in a cul de sac location close to open countryside. The property has been kept up to a high standard throughout, has excellent family accommodation and needs to be viewed to be fully appreciated. The property is located in a good school catchment and is within walking distance to Furze Platt station for connecting trains to Maidenhead, London and the Elizabeth Line and easy access to the M4, M40, M25/Heathrow Airport.

Entrance Porch

Built in cloaks cupboard. glazed door to entrance hall.

Entrance Hall

Walk in under stairs cloaks cupboard, solid Bamboo floor.

Cloakroom

White suite of close coupled WC, wash basin unit.

Family Room

Solid Bamboo floor, gas & electric meter cupboards.

Sitting room

Sliding patio door to garden, solid Bamboo floor.

Kitchen

Excellent range of Shaker-style floor and wall mounted units incorporating display cupboards and drawers, built in double oven, separate built in induction hob, Butler style sink, full height pull out larder unit, space for a tall fridge freezer, built in dishwasher, leading through to Breakfast/Dining Room.

Breakfast/Dining Room

Two Velux roof windows, underfloor heating, doors to rear garden.

Utility Room

Stainless steel sink, floor and wall cupboard units, plumbing and space for washing machine and tumble dryer, door to Garage.

First floor landing

Hinged access hatch with pull down ladder to part boarded and lit loft.

Main Bedroom

Laminate flooring.

Ensuite Shower Room

Shower with glazed enclosure, close coupled WC, wash basin with cupboard below, fully tiled walls, tiled floor, chrome heated towel rail, shaver socket and extractor fan..

Ensuite walk in Dressing Room

Clothes rails, shelves and drawers, access hatch to loft.

Bedroom

Bamboo floor.

Bedroom

Carpet.

Bedroom

Laminate floor.

Family Bathroom

Panelled bath with shower attachment over and

glazed screen, close coupled WC, wash basin with cupboard below and tiled surround, built in former airing cupboard, tiled floor, chrome heated towel rail, shaver socket and extractor fan.

Garage

Wall mounted gas fired boiler and mains pressure water tank for hot water and central heating systems, light and power.

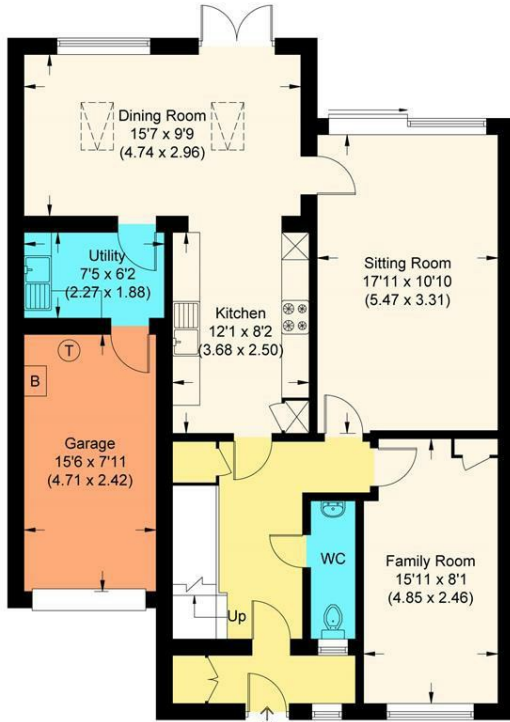
Garden

The gardens to the front and back of the house have been well stocked and maintained by the owner. Parking space for up to three cars to the front drive. The rear garden is South/West facing and comprises a full width patio with low brick retaining walls and step up to lawn with borders, Octagonal greenhouse, fire pit, boarded fencing to all boundaries and side access gate.

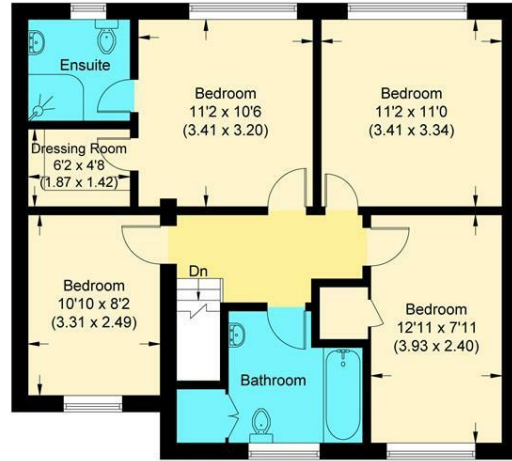
Floor Plan

Shifford Crescent

Approximate Gross Internal Area 143.69 sq m / 1546.66 sq ft (Excluding Garage)
 Garage Area 11.40 sq m / 122.71 sq ft
 Total Area 155.09 sq m / 1669.37 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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