



**4 Braemar Waltham Road, Maidenhead, SL6 3SH**

**£715,000 Freehold**

CHAIN FREE Situated in a picturesque Berkshire village with cricket pitch, a 3 bedroomed period home formed from a coaching inn. The property has been maintained up to a high standard and features a large well proportioned sitting room, hub of the house kitchen/dining area/conservatory, ensuite shower room, garage, secluded garden, oil fired central heating.

## **Entrance Door to:**

### **Sitting Room**

A nicely proportioned room with fireplace which is inset with marble plus wood surround including mantle shelf, open grate. leading to:

### **Inner Hall**

Understairs cupboard.

### **Cloakroom**

Comprising close coupled WC, wash basin set into unit with cupboard below, extractor fan.

### **Kitchen/Dining Area/Conservatory**

A very light and airy room with oak work surfaces incorporating Butler sink and mixer tap, excellent range of wall and floor cupboards and drawers, built in fridge-freezer, Smeg double oven, ceramic hob and stainless steel extractor above, cupboards housing washing machine and dishwasher, tiled splashbacks, double doors to garden.

## **Stairs leading from Inner Hall to:**

### **First Floor Landing**

Two access hatches to two lofts, airing cupboard.

### **Bathroom**

White suite of close coupled WC, pedestal wash basin, wood panelled bath, fully tiled walls, extractor fan.

### **Bedroom 1**

Long distance views towards fields, door to:

### **En Suite Shower Room**

Comprising fully glazed shower cubicle, wash hand basin.

### **Bedroom 2**

Built in wardrobe cupboards with mirror fronted doors.

### **Bedroom 3**

Pine wood floor.

### **Outside**

The rear garden is an undoubted feature of the property with full width paved patio leading onto lawn with established borders which in turn leads onto a pergola with raised patio area, timber garden shed, panelled fencing to all boundaries, rear access gate. Parking. External oil fired boiler.

### **Double Garage**

Twin up and over doors.

# Floor Plan

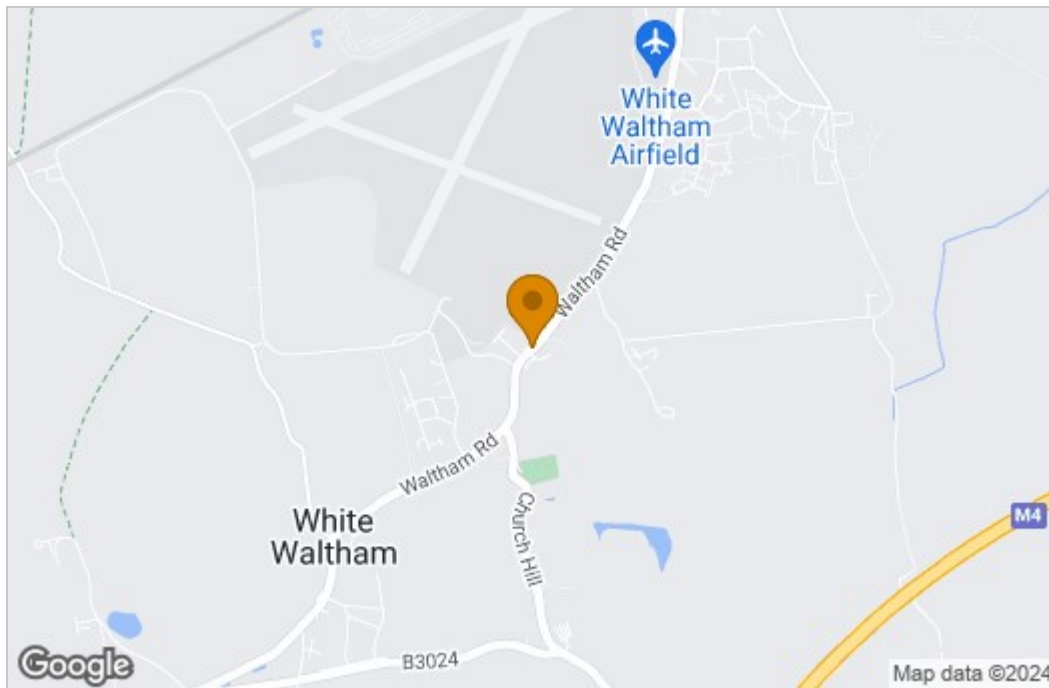
## Braemar

Approximate Gross Internal Area 120.53 sq m / 1297.37 sq ft  
 (Excluding Garage)  
 Garage Area 25.90 sq m / 278.78 sq ft  
 Total Area 146.43 sq m / 1576.15 sq ft (Including Garage)

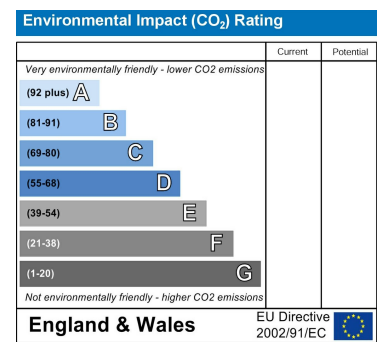
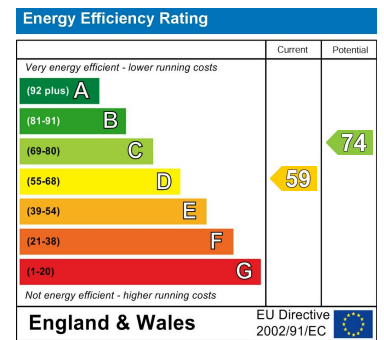


Illustration for identification purposes only, measurements are approximate, not to scale.

# Area Map



# Energy Efficiency Graph



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