



**71 Great Hill Crescent, Maidenhead, SL6 4RE**  
**Offers In The Region Of £620,000 Freehold**

CHAIN FREE - An extended four bedroom semi-detached house with excellent family accommodation on three floors. Ideally located in the sought after Altwood area close to great schools and local shops. Conservatory, double length garage with ample driveway parking and good size garden. Within easy reach of town centre and Elizabeth Line train station giving fast access to central London.

**Door to:****Entrance Hall**

Space for cloaks, understairs cupboard.

**Cloakroom**

Comprising pedestal wash basin with mixer tap, WC, heated towel rail.

**Sitting Room / Dining Room**

Fire place, gas coal affect fire. sliding patio doors to:

**Conservatory**

Overlooking the rear garden, French doors opening onto decking, door to:

**Utility room**

Space and plumbing for washing machine and tumble dryer, space for tall fridge freezer.

**Kitchen**

Extensive range of units comprising floor and wall cupboards and drawers, gas hob, built in electric oven and grill, space and plumbing for dishwasher and under worktop fridge, stainless steel sink with mixer tap, larder, door to garage.

**Stairs rising to first floor landing****Bedroom 2**

Rear aspect, built in wardrobes.

**Bedroom 3**

Overlooking front garden.

**Bedroom 4****Bathroom**

Comprising panel enclosed bath tub, mix tap with hand held shower attachment, pedestal wash basin, WC, heated towel rail, fully tiled walls.

**Stairs to 2nd floor landing**

Airing cupboard housing hot water tank.

**Shower Room**

Shower enclosure, electric wall mounted shower attachment, pedestal wash basin, WC, fully tiled walls.

**Bedroom 1**

Window overlooking the rear garden, velux window to front.

**Outside**

To the rear - decking across full width of the garden, further paved patio area, good size area of lawn, shed, fully enclosed with wood panel fencing.

To the front - driveway parking for several vehicles, area of lawn, garage with up and over door.

**Garage**

Double length with light and power, gas wall mounted boiler, door to rear garden.

# Floor Plan

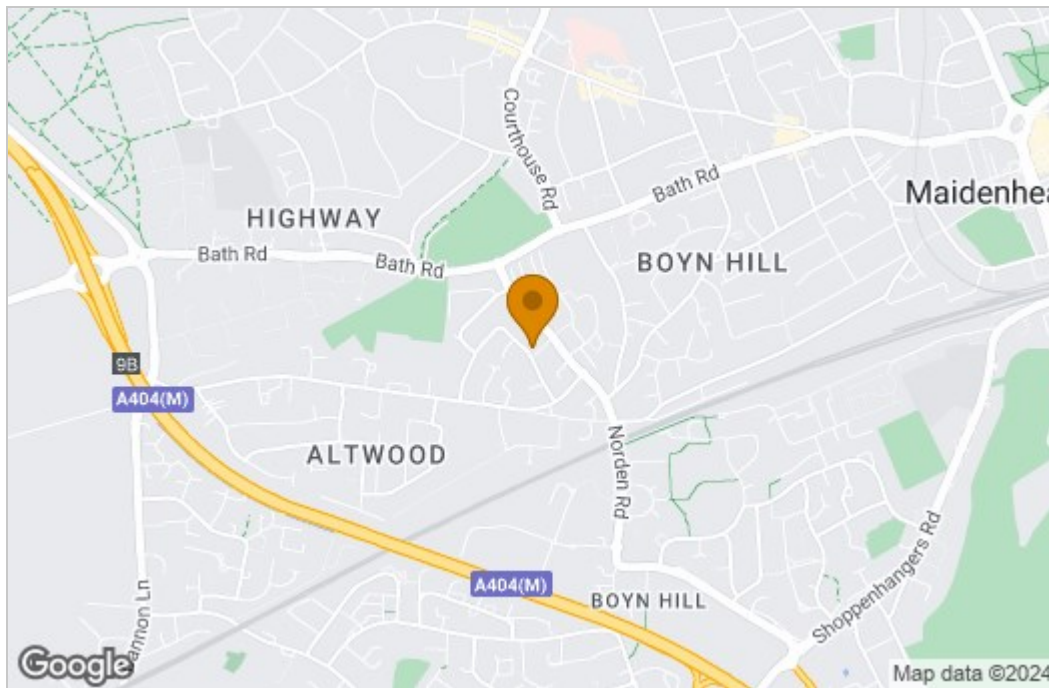
## Great Hill Crescent

Approximate Gross Internal Area 128.18 sq m / 1379.71 sq ft  
 (Excluding Garage)  
 Garage Area 16.54 sq m / 178.04 sq ft  
 Total Area 144.72 sq m / 1557.75 sq ft (Including Garage)

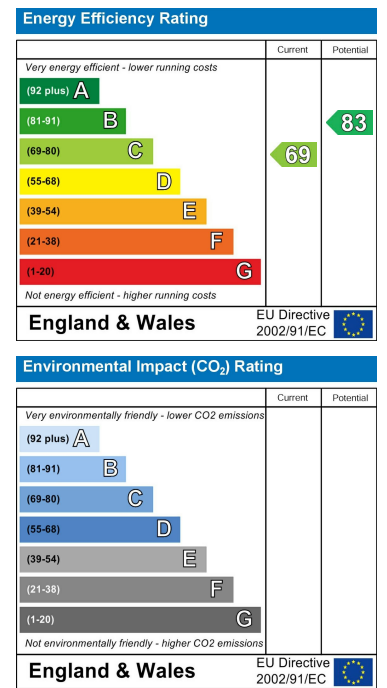


Illustration for identification purposes only, measurements are approximate, not to scale.

# Area Map



# Energy Efficiency Graph



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