



80 Ray Mill Road West, Maidenhead, SL6 8SL

£325,000 Leasehold

CHAIN FREE A two bedroom ground floor maisonette overlooking open land to the front. There is a front garden with an off road parking space. To the rear there is a private south facing rear garden and a garage. The property is very well located being within walking distance of the town centre and also benefits from a long lease, double glazing and gas central heating.

Covered entrance area

Steps lead up to a recessed and covered entrance area. Bin storage.

Entrance hall

Built in storage cupboard

Living room

Views to the front to open land opposite. Wood laminate flooring.

Kitchen

Fitted with a range of units comprising base and wall units. Built in oven with gas hob above and extractor fan above. Space for tall fridge freezer. Space and plumbing for dishwasher and washing machine. Space for small breakfast table. Sealed unit double glazed doors lead to the rear garden.

Bedroom 1

Range of fitted wardrobes with floor to ceiling sliding doors.

Bedroom 2

With views to open land opposite.

Bathroom

Wood panel enclosed bath with mixer tap and built in shower over, WC and wall mounted wash basin with vanity cupboard below. Tiled walls and tiled floor. Heated towel rail/radiator. Built in storage cupboard.

Garden

South facing rear garden accessed from the kitchen or from the drive. There is good sized patio area. The garden is well stocked and extends to the rear and to the side. There are two storage sheds.

There is a garden to the front with off an road parking space.

Garage

A single garage is located to the side at the rear and is in a block of two.

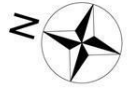
Lease

999 years from 2023 at a peppercorn ground rent

Floor Plan

Ray Mill Road West

Approximate Gross Internal Area 58.61 sq m / 630.87 sq ft
 (Excluding Garage)
 Garage Area 12.15 sq m / 130.78 sq ft
 Total Area 70.76 sq m / 761.65 sq ft (Including Garage)

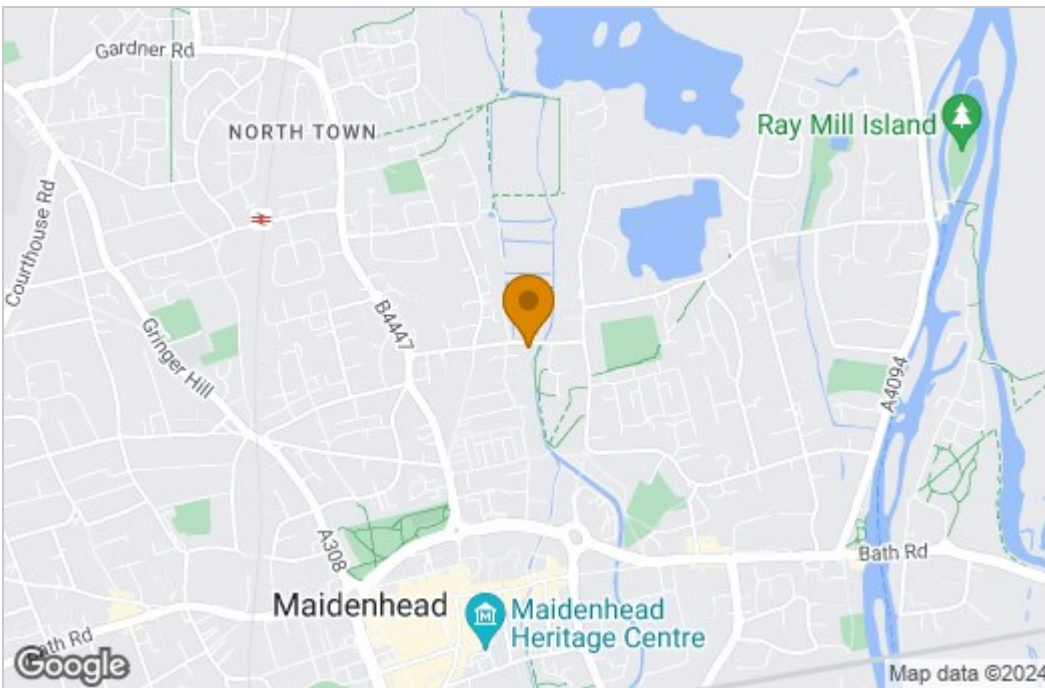


Garage

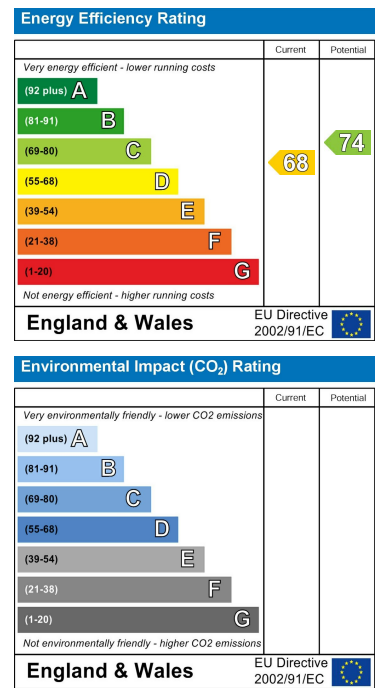
Ground Floor

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

Area Map



Energy Efficiency Graph



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