



31 Wootton Way, Maidenhead, SL6 4QX
£555,000 Freehold

A three bedroom linked detached house with a converted garage providing an additional room plus parking forecourt for a number of vehicles. The property, which needs updating, is conveniently located within a short walk of local shops and schools and is within easy reach of the town centre and Elizabeth Line station giving fast access to central London

Entrance Lobby

With doors to upstairs main accommodation

Sitting/Dining Room

Dual aspect, door to study and hallway, sliding patio doors to garden, wardrobe

Hallway

With understairs cupboard

Study

Cupboard housing gas fired boiler, door to Kitchen/Utility and Hallway, cupboard

Kitchen/Utility Room

Stainless steel sink with mixer tap and cupboard below, space for an under work surface fridge, wall cupboards, tiled floor, full sized sliding doors to garden

Cloaks/Shower Room

White suite of close coupled WC, wash basin, shower cubicle with glazed enclosure, tiled walls and floor, extractor unit

Storage Room

Formerly garage, light power gas & electric meter, door to outside

First Floor Landing

Access hatch to loft, built in storage cupboard with shelving

Bedroom

Double built in wardrobe cupboard (open fronted)

Bedroom

Double built in wardrobe cupboard

Bedroom /Kitchen

Currently fitted out as a kitchen. Stainless steel sink unit, work surface, wall cupboards, cooker with extractor above

Shower Room

Fully tiled, white suite of close couple WC, corner shower with glazed enclosure, chrome heated towel rail, built in cupboard, extractor fan, enclosure with washing machine and tumble dryer

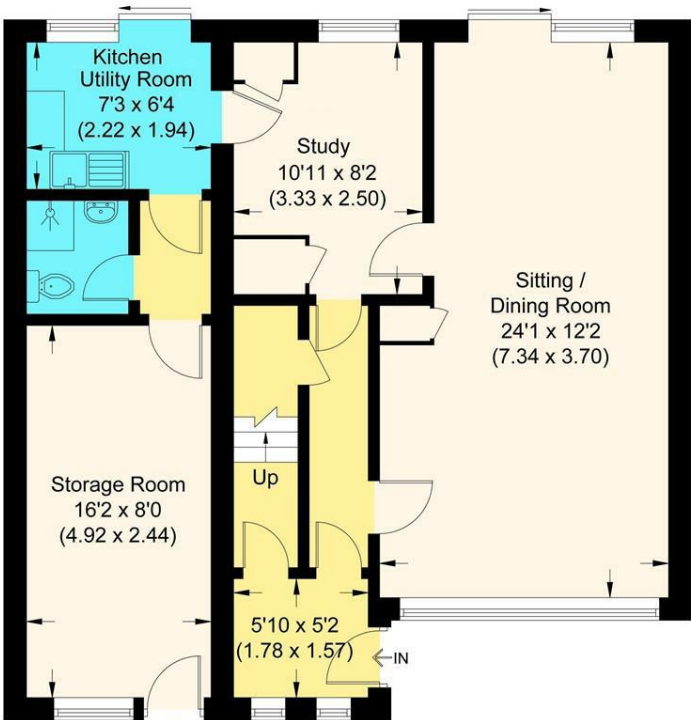
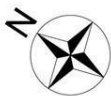
Outside

Parking for a number of vehicles. Covered side access with two compartments suitable for bike/bin storage, lockable door to small rear garden with tiled patio, 8m x 3m, suitable for lounge extension, mature trees and shrubs

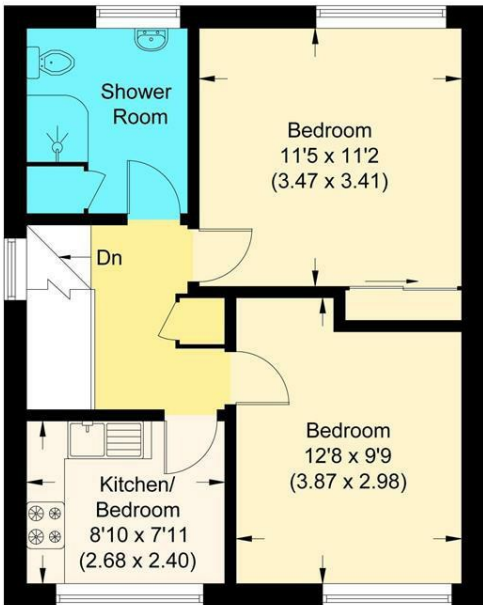
Floor Plan

Wootton Way

Approximate Gross Internal Area 110.50 sq m / 1189.41 sq ft



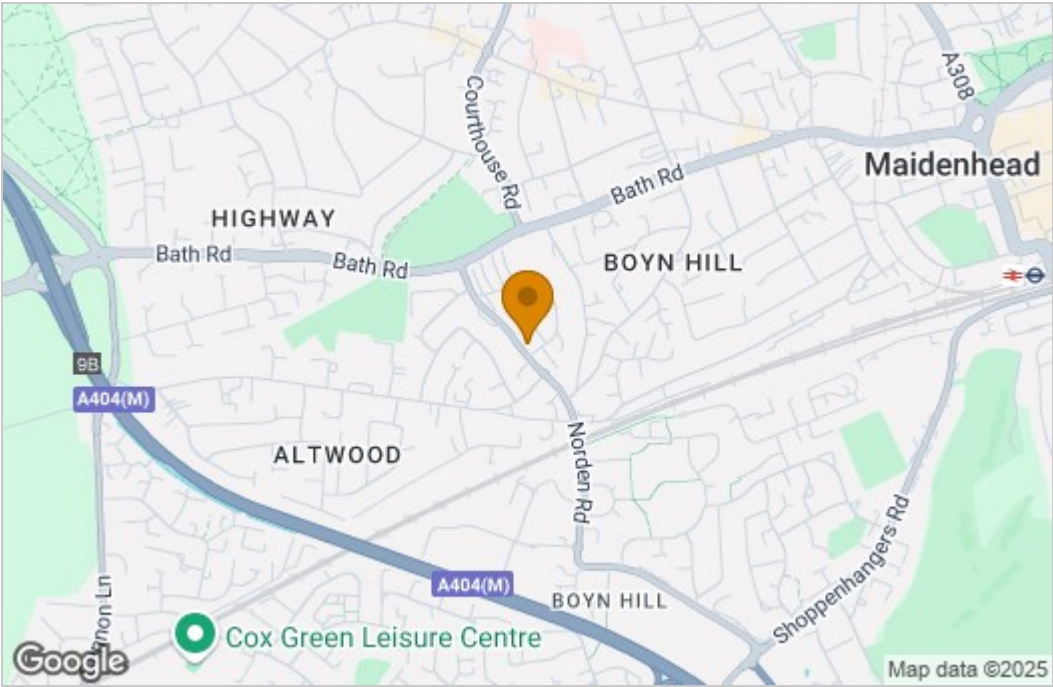
Ground Floor



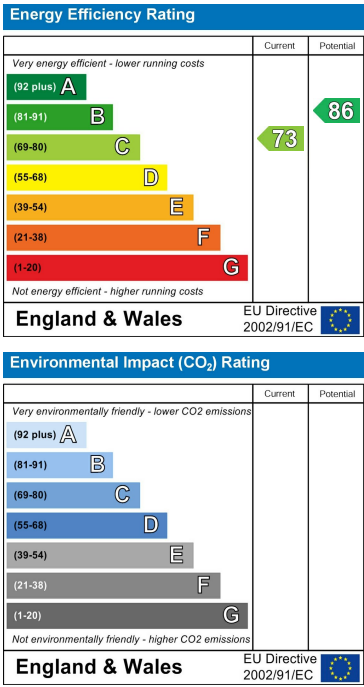
First Floor

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

Area Map



Energy Efficiency Graph



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