



**3 Rushington Avenue, Maidenhead, SL6 1BY**  
**£1,150,000 Freehold**

An extended five bed roomed, three bath/shower rooms, detached house set in this highly regarded tree lined avenue within a few minutes walk of the town centre and Elizabeth line station. Features include three reception rooms including a 20' x 14' sitting room and separate drawing room, main bedroom with en suite shower room, conservatory, double garage with charging point for electric cars and landscaped garden.

## **Entrance Porch**

### **Entrance Hall**

Built in cloaks cupboard.

### **Cloakroom**

Comprising close coupled WC, wash basin, fully tiled walls.

### **Kitchen**

Refitted approximately two years ago with good quality Howden units comprising inset one and a quarter stainless steel sink with Quooker, additional circular stainless steel sink with mixer tap, ample floor and wall cupboards and drawers, Zanussi oven, separate five ring gas hob with extractor over, built in washing machine, dishwasher and tall fridge/freezer, two built in storage cupboards, side access door to garden.

### **Breakfast Room**

Sliding double glazed patio doors, double doors to:-

### **Dining Room**

Bay window, opening to:-

### **Sitting Room**

Bay window, fireplace with open grate, brick hearth (currently fitted with gas natural flame fire) doors to:-

### **Conservatory**

A light and airy room with old stock brick base, double glazed on three sides, glazed vaulted ceiling, doors to patio and garden.

## **From Entrance Hall, turning staircase to**

### **First Floor Landing**

Access hatch to loft.

### **Main Bedroom**

Fitted with units comprising two double wardrobe cupboards with inset space for king sized bed, two fitted cupboards, corner display units with storage cupboards over.

### **En Suite Shower Room**

Comprising vanity unit with basin, mixer tap, shower cubicle with glazed enclosure, close coupled wc, fully tiled walls, shaver point, extractor fan.

### **En Suite Dressing Room**

Fitted with units matching the master bedroom with two double wardrobe cupboards, dressing table with drawers and mirror over, access hatch to loft.

### **Bedroom 2**

Double and single wardrobe cupboards.

### **En Suite Bathroom**

White suite, large walk in shower, close coupled wc, pedestal wash basin, fully tiled walls.

## **Family Bathroom**

White suite comprising panelled bath with mixer hand shower attachment, pedestal wash hand basin, close coupled wc, fully tiled walls, airing cupboard housing hot water tank with shelves, shaver socket.

### **Bedroom 3**

### **Bedroom 4**

### **Bedroom 5**

### **Double Garage**

with two up and over doors, gas fired central heating boiler, fitted storage unit with work top, separate storage cupboards, side access door.

### **Gardens**

Landscaped and south/south east facing with paved patio area leading up steps flanked by old stock brick retaining walls to lawned garden interspersed with maturing shrubs, paved sun terrace, outside lights, tap, side gate to front which is laid to lawn with driveway parking, timber garden shed.

### **Outside**

The front garden is laid to lawn, featuring mature shrubs and a well-established hornbeam tree, offering year-round greenery.

Floor Plan

Approximate Floor Area = 202.9 sq m / 2184 sq ft  
Garage = 29.5 sq m / 317 sq ft  
Total = 232.4 sq m / 2501 sq ft

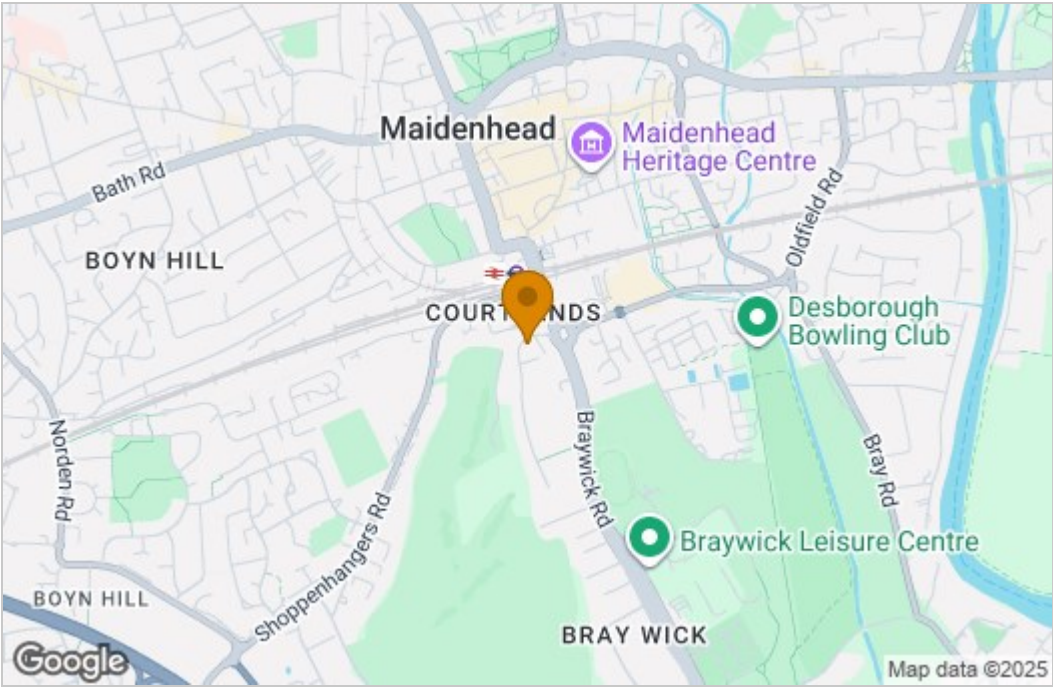
Rushington Avenue

Waterman  
Established 1990

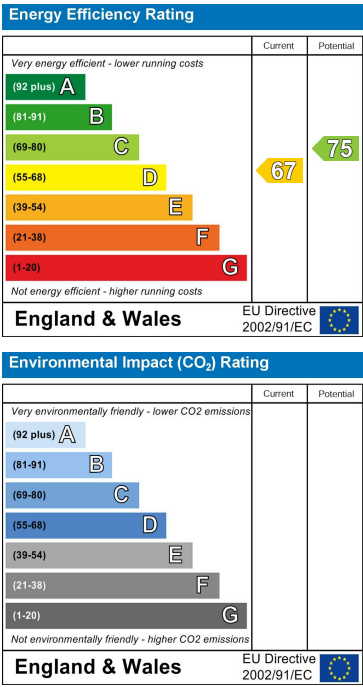


Illustration for identification purposes only,  
measurements are approximate, not to scale.

Area Map



Energy Efficiency Graph



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