









3 Risborough Road, Maidenhead, SL6 7BJ £410,000 Freehold

CHAIN FREE. A delightful two bedroom semi-detached cottage, situated within walking distance of Maidenhead town centre and Elizabeth Line station giving fast access to central London.

#### **Entrance Hall**

#### **Sitting Room**

Charming fireplace, sash window, built-in shelves.

## Kitchen/Family/Dining Room

Modern and well-equipped kitchen features a range of fitted base and eye-level cabinets, skylight window, solid worktops, space for washing machine and fridge/freezer, patio doors leading to private rear garden.

#### **Bathroom**

White suite comprising bath with shower over, WC, wash hand basin with mirror over, fully tiled walls, skylight window

### **Bedroom 1**

Decorative fireplace, sash window.

#### **Bedroom 2**

#### **Outside**

On-street resident permit parking, side access to private rear garden, brick storage shed.

#### Floor Plan

Risborough Road Approximate Floor Area = 70.5 sq m / 758 sq ft Waterman Kitchen / Family / **Dining Room** Bedroom 5.54 x 4.37 3.37 x 2.89 18'2" x 14'4" 11'1" x 9'6" Bedroom Sitting Room 4.37 x 3.04 3.36 x 3.05 14'4" x 10'0" 11'0" x 10'0"

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

> > **Energy Efficiency Graph**

83

59

# **Area Map**

# NORTH TOWN Not energy efficient - higher running costs Oaken **England & Wales** EU Directive 2002/91/EC Grove Park Environmental Impact (CO<sub>2</sub>) Rating (92 plus) 🔼 (81-91) Maidenhead Bath Rd BOYN HILL Coools **≠**0 **England & Wales** Map data @2025

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Ground Floor