



13 College Rise, Maidenhead, SL6 6BP
£690,000 Freehold

CHAIN FREE An extended three storey semi detached character property with a front to back open plan ground floor room. The property is in the very popular College area and within walking distance of the town centre, schools and Elizabeth line station. Features also include 3 bath/shower rooms (2 en suite), a well specified kitchen area with island unit and gas fired central heating.

Entrance Hall

Door to one large open plan room with:-

Sitting/Dining and Kitchen area

The kitchen area comprises an island unit with inset one and a quarter bowl sink with cupboard units and space for a dishwasher and washing machine below, work surfaces with floor and wall cupboards and drawers, tiled splashbacks, tiled floor, roof window, cupboard housing gas fired boiler, space for large fridge/freezer, built in understairs cupboard, folding double glazed doors to garden.

Cloakroom

Close coupled WC, corner wash hand basin, part tiled, extractor fan.

Stairs from entrance hall to First Floor Landing

Bedroom

(Front) with wardrobe cupboard on one wall.

Bathroom

Panelled bath with mixer hand shower attachment, glazed screen, close coupled WC, chrome heated towel rail, tiled surround to units, extractor fan.

Bedroom

(Rear).

En Suite Shower Room

Close coupled WC, wash basin, shower cubicle.

Stairs from landing to Second Floor Landing

Bedroom

With Juliet balcony.

En Suite Bathroom

Comprising close coupled WC, panelled bath and separate shower cubicle, wash basin, heated towel rail, velux roof window.

Outside

Garden with a southerly aspect, gravelled area leading onto the lawn with panelled fencing on all sides giving a good degree of seclusion. Pedestrian side access to front.

Floor Plan

Approximate Floor Area = 134.14 sq m / 1443.87 sq ft

College Rise

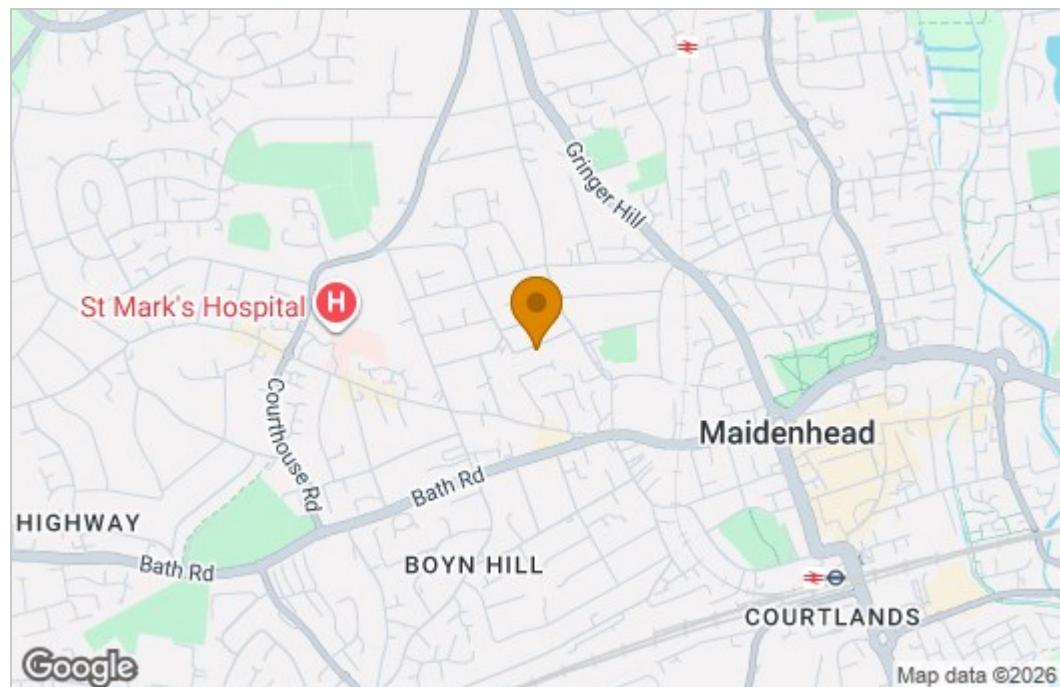
Waterman
Established 1990

Established 1990



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

Area Map



Energy Efficiency Graph

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Rating	CO2 Emissions Range	Rating	CO2 Emissions Range
A	(92 plus)	B	(81-91)
C	(69-80)	D	(55-68)
E	(39-54)	F	(21-38)
G	(1-20)		

Very environmentally friendly - lower CO2 emissions

Not environmentally friendly - higher CO2 emissions

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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