

Rutland Road

Maidenhead • Berkshire • SL6 4HY

Guide Price: £475,000



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An extremely well presented Victorian home benefitting from a recent extension for open plan family living.

Victorian home

Open plan living

Beautiful kitchen extension

Separate living room

Walking distance to Station/Elizabeth Line

Jack & Jill bathroom

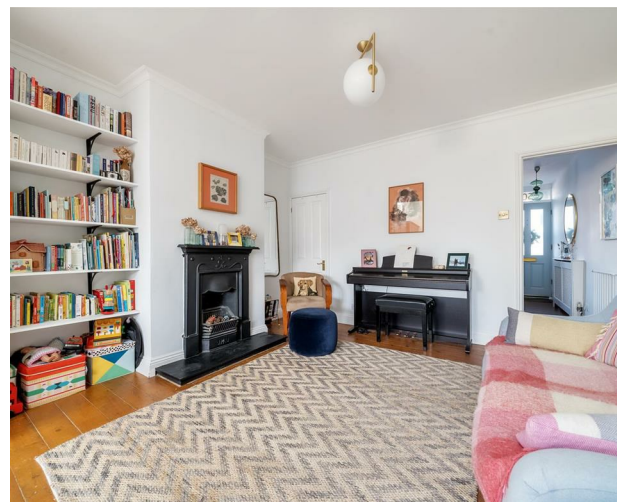
South facing rear garden

Outbuilding potential at rear

Motorway links to M4/M40/A404

Well regarded schools nearby

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Property

A Victorian home featuring a separate sitting room and beautifully finished open plan kitchen/dining room/living space. The kitchen was fitted in 2019 when the home was extended and comprises integrated appliances, a hot water tap and water softener. Upstairs there are two reasonable sized bedrooms serviced by a Jack and Jill bathroom.

Outside

The south west facing garden is 68ft which benefits from a substantial patio area with steps down leading to the lawn. There is potential for an outbuilding/home office to the rear of the garden with electrics already installed.

Location

Rutland Road is conveniently located within walking distance to Maidenhead Town Centre and Train Station for the Elizabeth Line. There are great local schools nearby and also access to local motorway links M4/M40/A404.





Schools:

Boyne Hill CoFE Infant and Nursery School 0.0 miles
All Saints Church of England Junior School 0.2 miles



Train:

Maidenhead Station 0.7 miles
Furze Platt Station 1.2 miles
Taplow Station 2.6 miles



Car:

M4, A40, M25, M40



Council Tax Band:

D

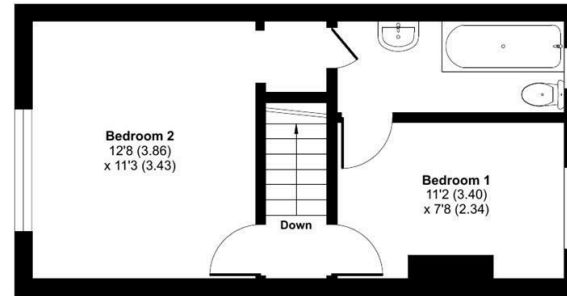
(Distances are straight line measurements from centre of postcode)



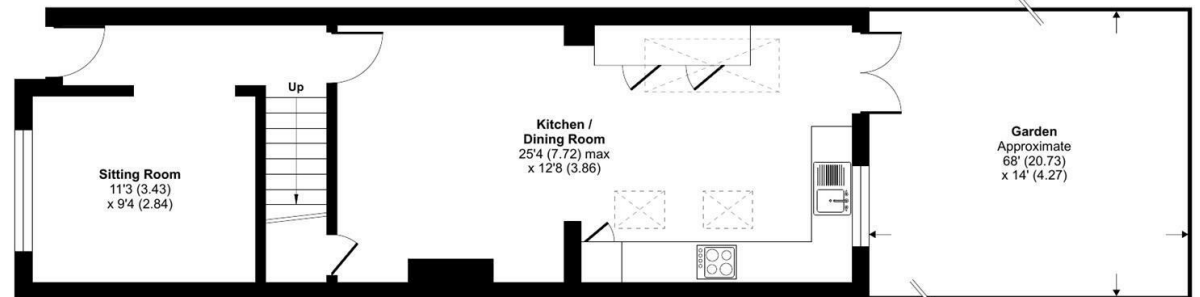
Rutland Road, Maidenhead, SL6

Approximate Area = 837 sq ft / 77.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Coopers. REF: 1063432

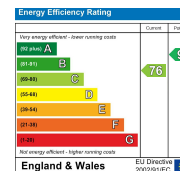


01628 232 550

42 Queen Street, Maidenhead,
, SL6 1HZ

maidenhead@coopersresidential.co.uk

CoopersResidential.co.uk



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