

# Balmoral

Maidenhead • • SL6 6SU

: £850,000



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A stunning detached family home within a cul de sac of the sought after Cranbrook estate.

Four Bedroom Detached House

Three Reception Rooms

En Suite to Master

Conservatory

Walking Distance to Furze Platt School

Driveway Parking

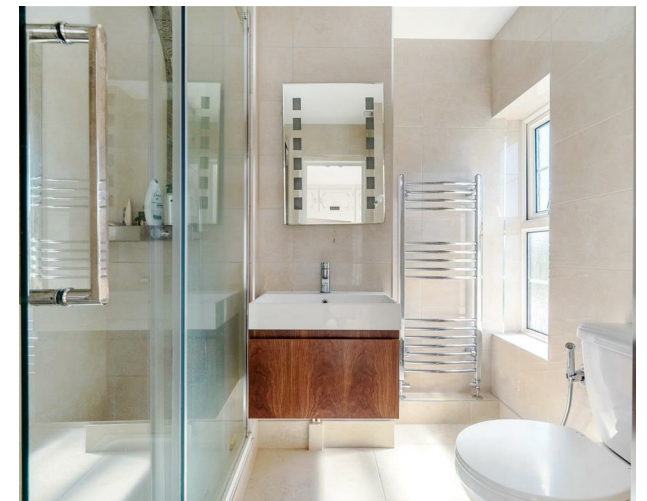
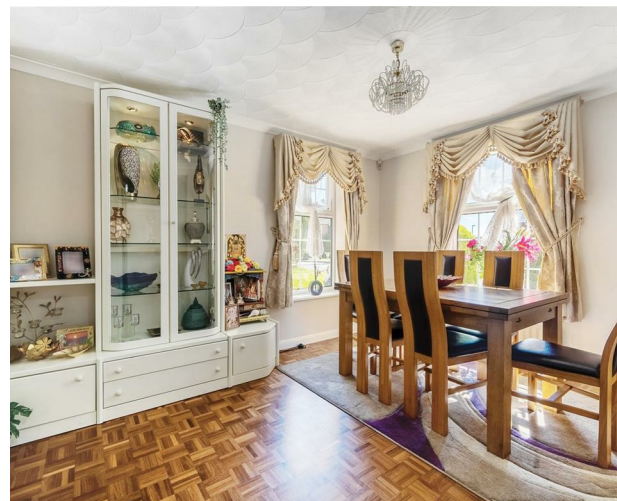
Refitted Kitchen/Breakfast Room

Garden Studio

Convenient access to A404/M4/M40

Sought after location

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**

The property consists of an entrance hall, W/C, lounge, dining room and a refitted kitchen/breakfast room. Further accommodation includes a master with en suite, three more bedrooms and a family bathroom. The property also benefits from a conservatory, utility room and gas central heating.

### **Outside**

The property benefits from driveway parking, an enclosed private rear garden and a garden studio.

### **Location**

Balmoral is located in sought after Cranbrook Drive Estate, it is within walking distance to Pinkneys Green, Furze Platt train station, local amenities and within the catchment to Furze Platt schools and grammar schools in Marlow/High Wycombe.



### Schools:

Courthouse Junior School  
0.3 miles



### Train:

Furze Platt Station  
0.9 miles



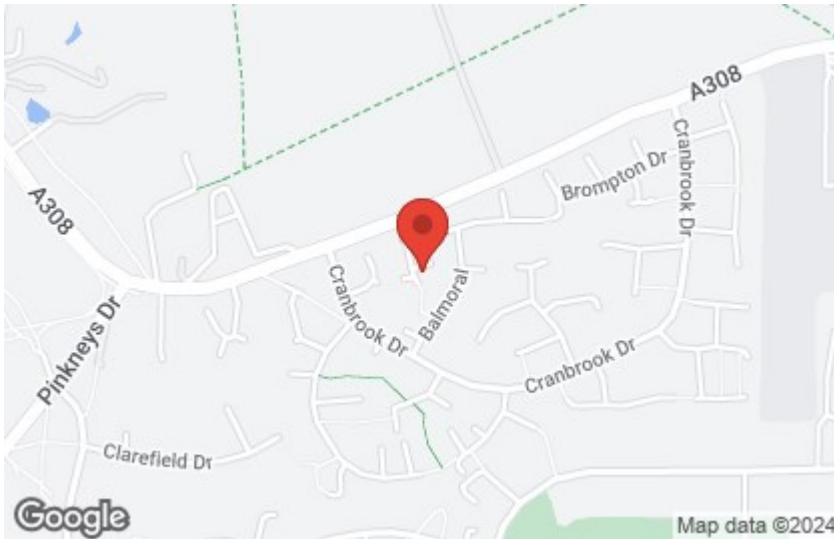
### Car:

M4, A40, M25, M40



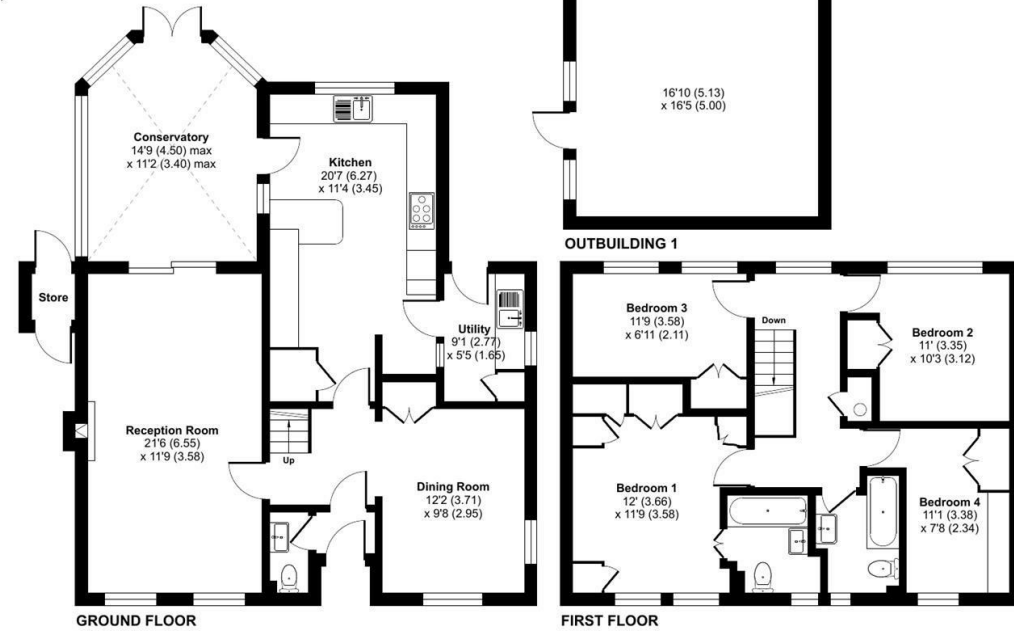
### Council Tax Band:

(Distances are straight line measurements from centre of postcode)



## Balmoral, Maidenhead, SL6

Approximate Area = 1591 sq ft / 147.8 sq m  
Outbuildings = 288 sq ft / 26.7 sq m  
Total = 1879 sq ft / 174.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Coopers. REF: 1121865

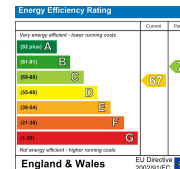


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