



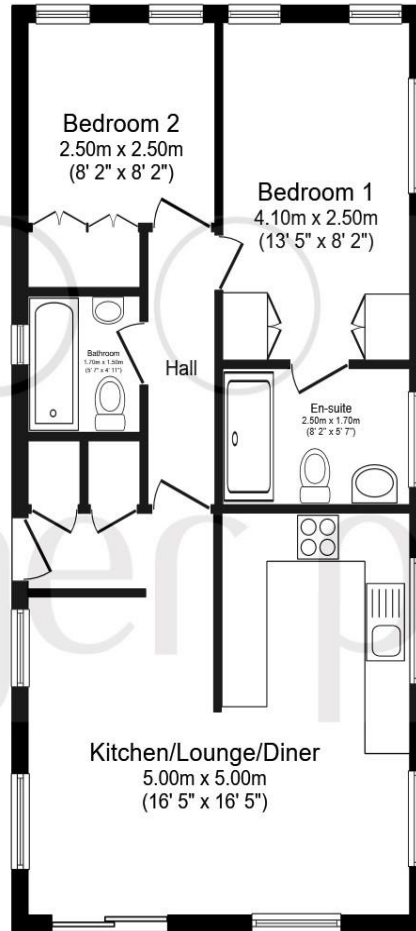
Huxtable Gardens Lyngfield Park, Maidenhead SL6 2DS

welcome to

Huxtable Gardens Lyngfield Park, Maidenhead

A very well presented two double bedroom park home in an idyllic location just outside Bray. Offered to the market with NO ONWARD CHAIN and for the over 55's only. The property has a small lawned area to the front, stairs outside accessed from the living/dining room, plus a parking space.





Total floor area 56.6 sq.m. (609 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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welcome to

Huxtable Gardens Lyngfield Park, Maidenhead

- TWO DOUBLE BEDROOMS
- EXCLUSIVE DEVELOPMENT FOR OVER 55'S
- NO CHAIN
- CLOSE TO M4
- CLOSE TO MAIDENHEAD TOWN CENTRE

Tenure: EPC Rating: Exempt

Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

offers in excess of

£200,000



Please note the marker reflects the
postcode not the actual property

view this property online rogerplatt.co.uk/Property/BRH107593



Property Ref:
BRH107593 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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