



40 Heynes Green, Maidenhead SL6 3NA

welcome to

40 Heynes Green, Maidenhead

This well presented 4 bedroom detached home is offered to the market with the benefit of **NO ONWARD CHAIN**. Positioned in a secluded cul-de-sac overlooking greenspace, this home is perfectly suited for families due to its ideal location, private rear garden, driveway parking and two large reception rooms. Planning permission has been granted for a single storey rear extension to provide a large open plan kitchen and dining space and living area. Accommodation comprises; 4 bedrooms with en-suite from main bedroom, bathroom, kitchen, utility room, cloakroom, family room, living room, driveway parking, garage and rear garden.



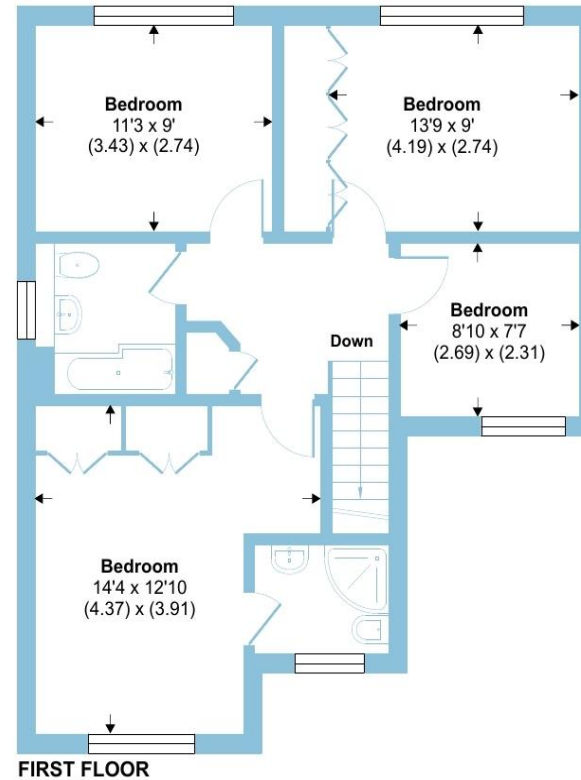
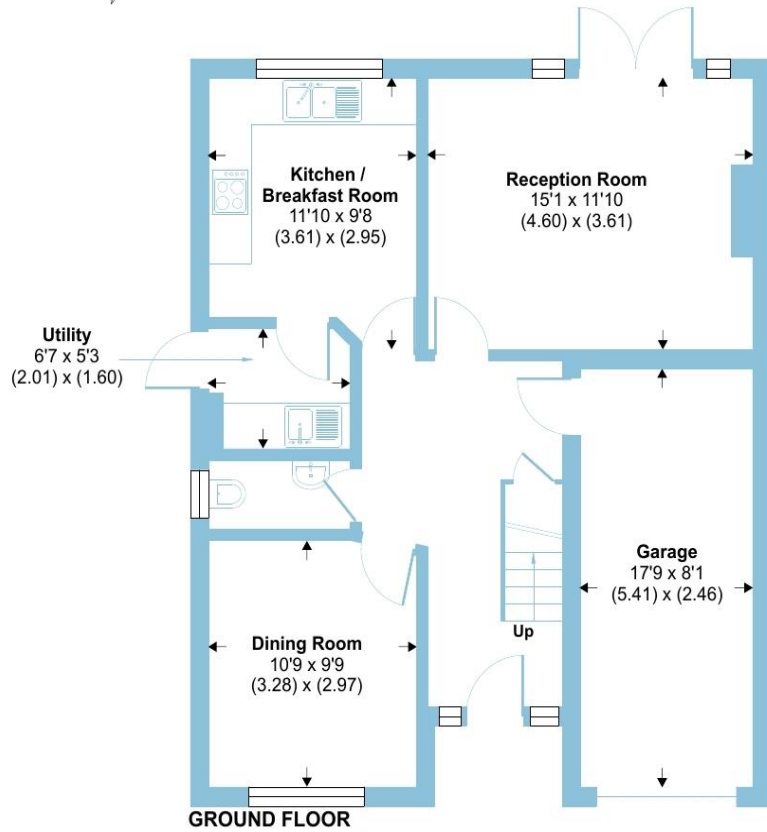
Heynes Green, Maidenhead, SL6

Approximate Area = 1378 sq ft / 128 sq m (includes garage)

For identification only - Not to scale



Garden
Approximate
64' x 33'
(19.50) x (10.06)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Barnard Marcus. REF: 977634



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40 Heynes Green, Maidenhead

- NO ONWARD CHAIN
- SECLUDED CUL-DE-SAC
- OVERLOOKING GREENSPACE
- PERFECTLY SUITED FOR FAMILIES
- PRIVATE REAR GARDEN
- DRIVEWAY PARKING & GARAGE
- FOUR BEDROOMS
- TWO LARGE RECEPTION ROOMS
- PLANNING PERMISSION FOR A SINGLE STOREY REAR EXTENSION

Tenure: Freehold EPC Rating: D
offers over

£700,000



directions to this property:

From Maidenhead Railway Station proceed up Shoppenhangers Road, continuing over the double roundabout and over the next two mini roundabouts. At the 5th roundabout bear left onto Woodlands Park Road whereupon take the first right into Heynes Green and proceed right around the green where the property will be found in the corner on your right hand side.



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MHD120080 - 0006

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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