



**12 Moorland Way, Maidenhead SL6 1LH**

**welcome to**

**12 Moorland Way, Maidenhead**

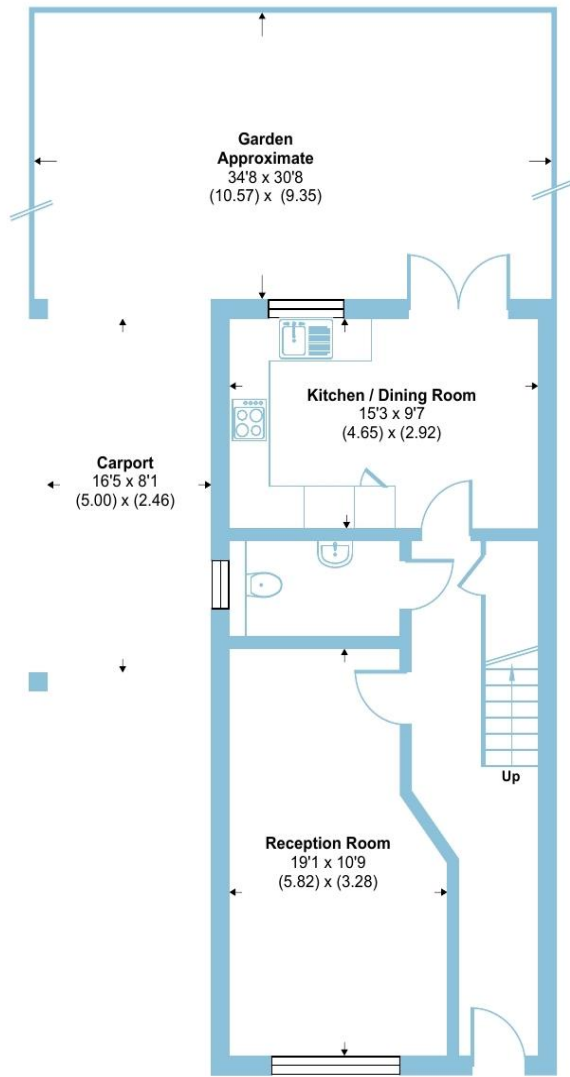
A beautiful semi-detached home situated in a modern development close to Maidenhead Town Centre, with flexible accommodation over three floors this spacious home has a generous garden to rear and parking with car port to side. Overlooking a communal square and playing area this delightful home is within catchment for the outstanding Oldfield School. 0.4 miles away is the Elizabeth Line Station and Maidenhead with Waitrose and the regenerated Waterside part of Maidenhead a short stroll away.



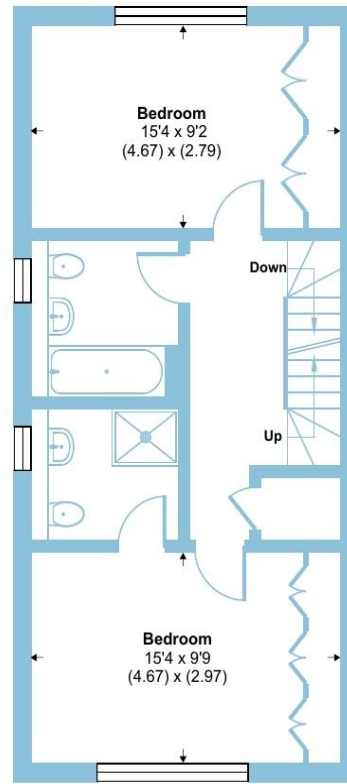
# Moorland Way, Maidenhead, SL6

Approximate Area = 1453 sq ft / 134.9 sq m (excludes carport)

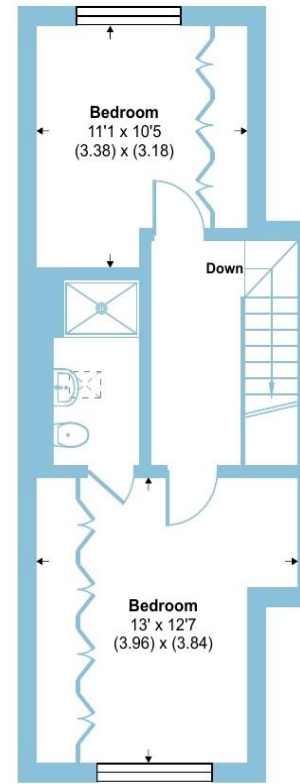
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Barnard Marcus. REF: 1069437



welcome to

## 12 Moorland Way, Maidenhead

- NO CHAIN
- CUL-DE-SAC LOCATION
- OLDFIELD CATCHMENT
- FLEXIBLE ACCOMMODATION
- HIGH SPECIFICATION
- CAR PORT & PARKING

Tenure: Freehold EPC Rating: Awaiting

offers over

**£750,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MHD117777 - 0001

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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