



**78 Grenfell Road, Maidenhead SL6 1HG**

**welcome to**

**78 Grenfell Road, Maidenhead**

A period style three bedroom terrace house located on one of Maidenheads most sought-after roads just a stone's throw away from Maidenhead town centre and train station/Elizabeth Line. The property comprises: three bedrooms, one bathroom, two reception rooms and an open plan kitchen/diner. The property also boasts a courtyard garden and parking.

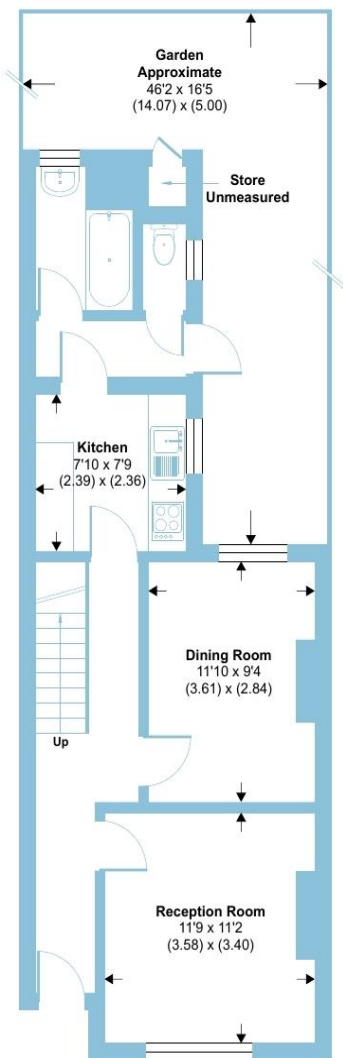




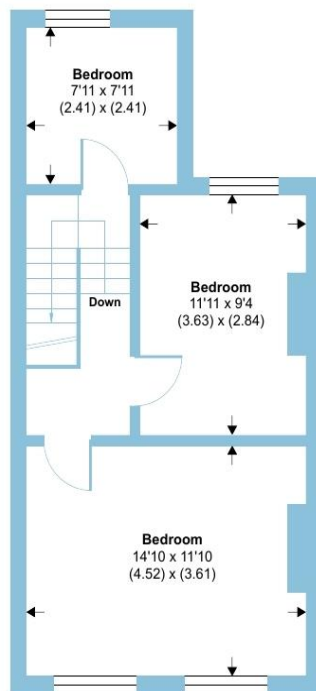
# Grenfell Road, Maidenhead, SL6

Approximate Area = 919 sq ft / 85.3 sq m (excludes store)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Barnard Marcus. REF: 1106543



welcome to

## 78 Grenfell Road, Maidenhead

- SOUGHT-AFTER ROAD
- PERIOD STYLE HOUSE
- COURTYARD GARDEN
- PARKING
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- DOWNSTAIRS BATHROOM
- STONE'S THROW AWAY FROM TOWN & STATION

Tenure: Freehold EPC Rating: D

guide price

**£475,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MHD118598 - 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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