



**17 The Fairway, Maidenhead SL6 3AR**



**welcome to**

## **17 The Fairway, Maidenhead**

Four bedroom detached house located in the incredibly sought after Cox green area offering just under 1650 sq ft of living space and just a stone's throw away from great local schools, near to local shops and close to fantastic transport links. The property comprises: Four bedrooms, en-suite shower room, family bathroom, downstairs w.c., three reception rooms and a separate kitchen. The property also has the added benefit of a large double garage with ample storage, driveway parking for multiple cars and a garden mainly laid to lawn. Noteworthy features of this house also include ample room to extend, subject to planning permission and **NO ONWARD CHAIN**.



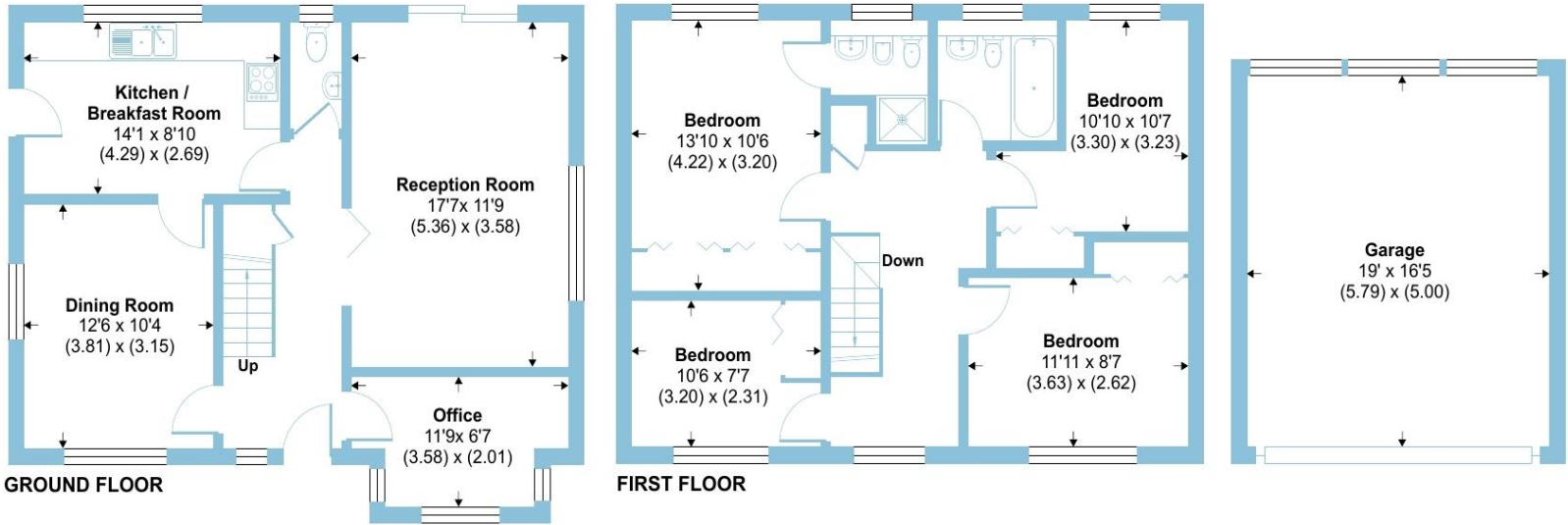
# The Fairway, Maidenhead, SL6

Approximate Area = 1334 sq ft / 123.9 sq m

Garage = 314 sq ft / 29.1 sq m

Total = 1648 sq ft / 153 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). © n1che.com 2024. Produced for Barnard Marcus. REF: 1115863



welcome to

## 17 The Fairway, Maidenhead

- SOUGHT-AFTER COX GREEN AREA
- NO ONWARD CHAIN
- AMPLE ROOM TO EXTEND, STPP
- 1650 SQFT OF LIVING SPACE
- LARGE DOUBLE GARAGE WITH AMPLE STORAGE
- DRIVEWAY PARKING FOR MULTIPLE CARS

Tenure: Freehold EPC Rating: C

guide price

**£700,000**



Please note the marker reflects the postcode not the actual property

check out more properties at [rogerplatt.co.uk](http://rogerplatt.co.uk)



Property Ref:  
MHD120489 - 0002

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.

Roger Platt is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
roger platt



**01628 773333**



Maidenhead@rogerplatt.co.uk



25-29 Queen Street, MAIDENHEAD, Berkshire,  
SL6 1NB



**rogerplatt.co.uk**