



2 Guards Club Road, Maidenhead SL6 8DN

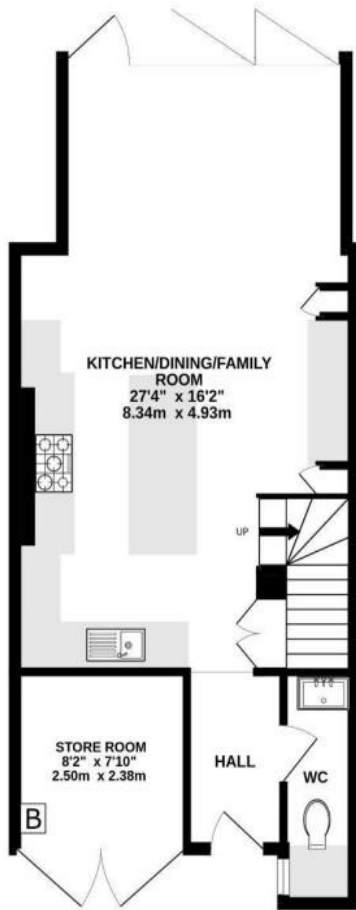
welcome to

2 Guards Club Road, Maidenhead

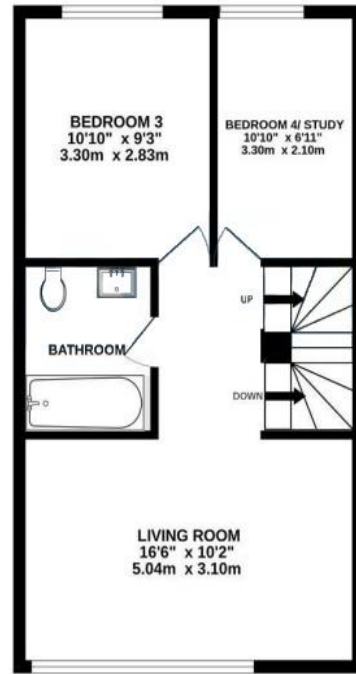
Adjacent to the River Thames in a select location is this beautifully presented town house with flexible accommodation, views of the River Thames and within a very short walk of Guards Club Park. This fantastic house comprises: Four bedrooms (three doubles), two bathrooms with a downstairs w.c., open plan kitchen/diner which has been extended with skylights offering a great entertaining space with granite worktops and bi-fold doors, 16ft living room, low maintenance courtyard garden with various shrubs and parking. The property is situated in a well established and highly sought-after area and also within walking distance of Maidenhead town centre and mainline railway station/Elizabeth Line.



GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR
471 sq.ft. (43.7 sq.m.) approx.



2ND FLOOR
471 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1492 sq.ft. (138.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

welcome to

2 Guards Club Road, Maidenhead

- ADJACENT TO THE RIVER THAMES
- BEAUTIFULLY PRESENTED
- FLEXIBLE ACCOMMODATION
- LOW MAINTENANCE COURTYARD GARDEN
- FOUR BEDROOMS (THREE DOUBLE)
- EXTENDED KITCHEN/DINER
- TWO BATHROOMS

Tenure: Freehold EPC Rating: D

guide price

£700,000



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Property Ref:
MHD121525 - 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

Please note the marker reflects the
postcode not the actual property