



21 Florence Avenue, Maidenhead SL6 8SJ

welcome to

21 Florence Avenue, Maidenhead

A three/four bedroom detached house in good condition located within a short walk of Maidenhead town centre. This detached house comprises: Three double bedrooms, one white bathroom suite, two reception rooms with wood flooring which spans over 14ft, 16ft kitchen, a fantastic utility room with various appliances and an incredible garden mainly laid to lawn with various trees and shrubs along with a patio area. One noteworthy feature of this house is the garden backs on to the strand water making the views incredible from the garden.



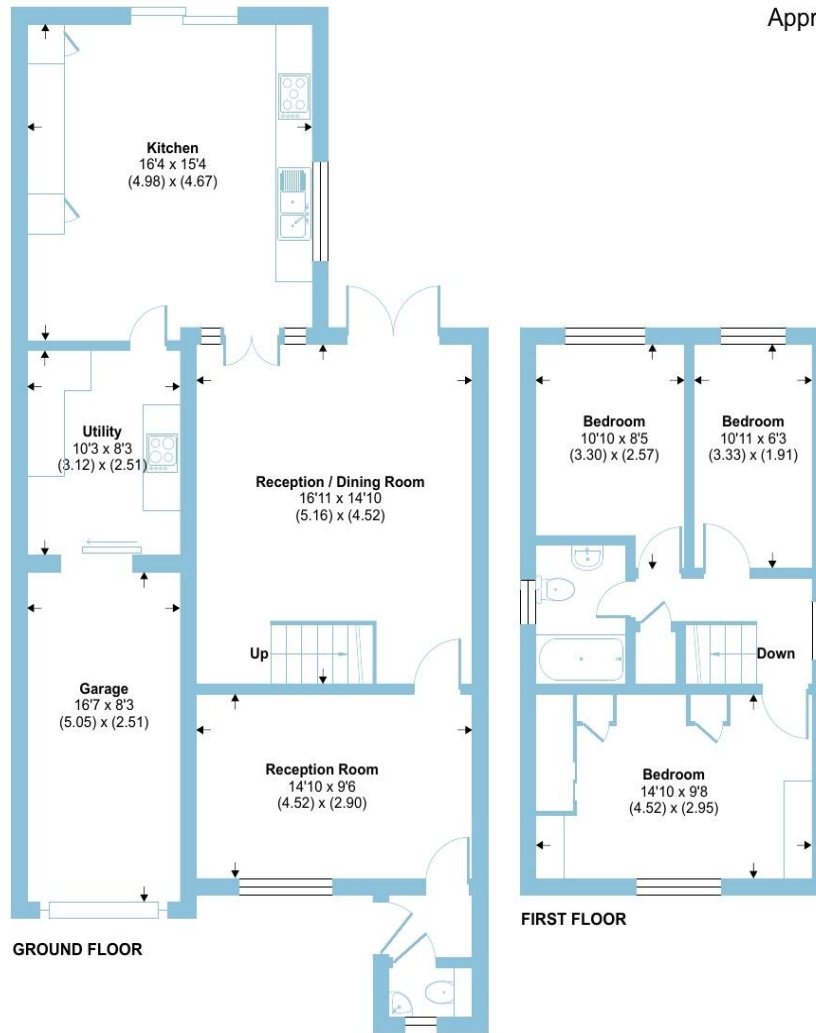
Florence Avenue, Maidenhead, SL6

Approximate Area = 1078 sq ft / 100.1 sq m

Garage = 227 sq ft / 21 sq m

Total = 1306 sq ft / 121.1 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: 1136412



welcome to

21 Florence Avenue, Maidenhead

- SHORT WALK OF MAIDENHEAD TOWN CENTRE
- PRESENTED FOR SALE IN GOOD CONDITION
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- FANTASTIC UTILITY ROOM
- GARAGE & DRIVEWAY PARKING
- INCREDIBLE REAR GARDEN

Tenure: Freehold EPC Rating: E

£665,000



check out more properties at rogerplatt.co.uk



Property Ref:
MHD121226 - 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.



Please note the marker reflects the postcode not the actual property

roger platt



01628 773333



Maidenhead@rogerplatt.co.uk



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



rogerplatt.co.uk