



**33b The Crescent, Maidenhead SL6 6AG**

**welcome to**

## **33b The Crescent, Maidenhead**

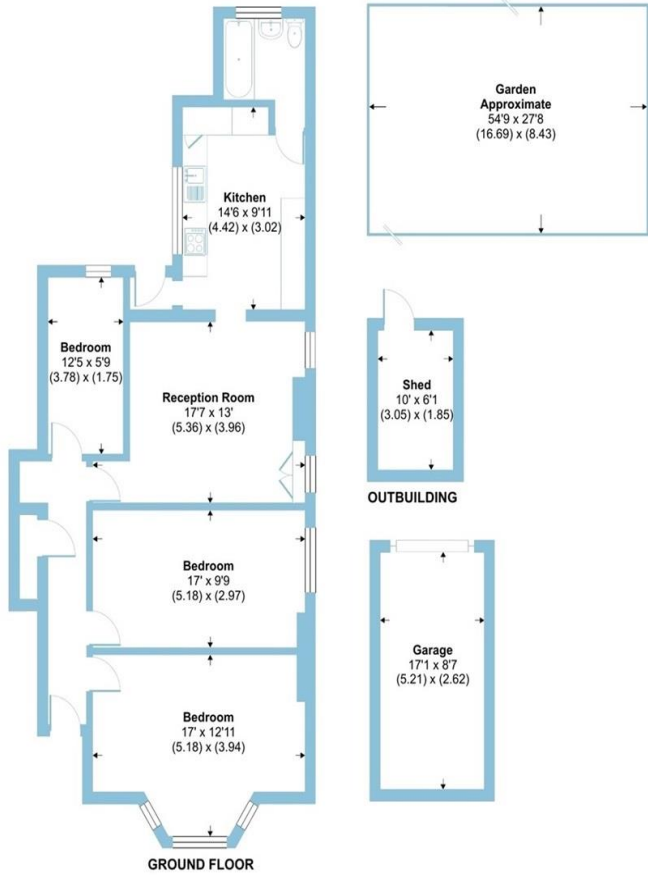
Offered for sale is the freehold of a substantial mid-Victorian semi-detached property currently arranged as two apartments on ground and first floor, offering an exciting opportunity to convert back to a family home or as an investment. Situated in this well-regarded Crescent on the fringes of the town centre and within half a mile of the Elizabeth Line, with high ceilings and original features, standing in good sized gardens with generous driveway and double detached garage, there is further potential to extend, subject to planning permission. Special note; CASH BUYERS ONLY. The roof is being replaced, completion due September 2024



# The Crescent, Maidenhead, SL6

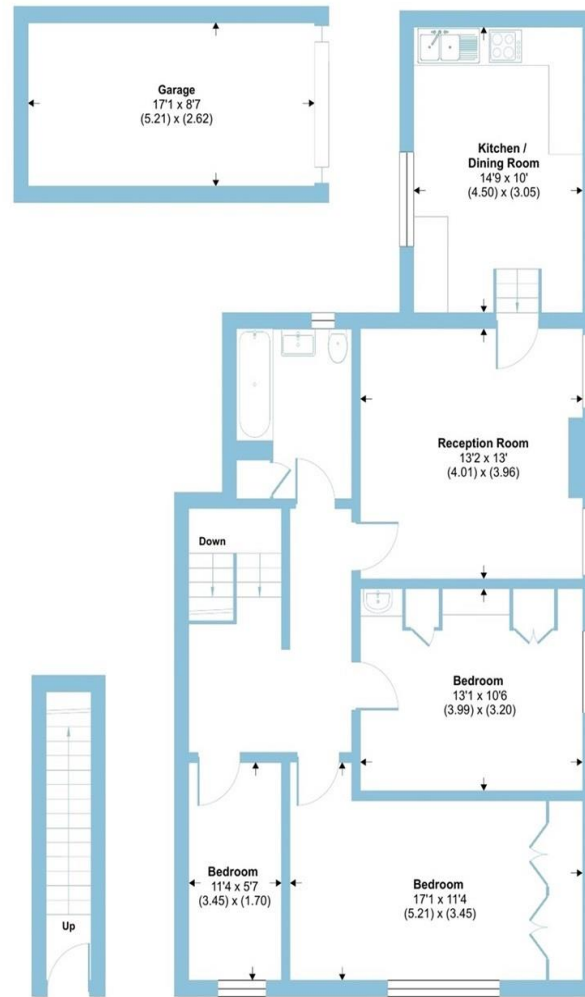
Approximate Area = 949 sq ft / 88.1 sq m  
 Garage = 145 sq ft / 13.4 sq m  
 Outbuilding = 62 sq ft / 5.7 sq m  
 Total = 1156 sq ft / 107.2 sq m

For identification only - Not to scale



Approximate Area = 960 sq ft / 89.1 sq m (excludes garage)

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). © richcom 2024. Produced for Roger Platt. REF: 1149126



# welcome to 33b The Crescent

- DEVELOPMENT & INVESTMENT OPPORTUNITY
- CURRENTLY ARRANGES AS 2 FLATS
- 6 BEDROOMS, 2 LIVING ROOMS, 2 BATHROOMS
- FRONT, SIDE & REAR GARDENS
- DOUBLE DETACHED GARAGE
- NEW ROOF, CASH BUYERS ONLY
- SOUGHT-AFTER ROAD CLOSE TO RAILWAY STATION
- ORIGINAL FEATURES, LOVELY HIGH CEILINGS

Tenure: Freehold EPC Rating: Awaited

offers in excess of  
**£650,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MHD120478 - 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.

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.



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