



3 Kingfisher Drive, Maidenhead SL6 8EL

welcome to

3 Kingfisher Drive, Maidenhead

A three bedroom end-of-terrace town house located on one of Maidenhead's most sought-after developments within walking distance of Maidenhead town centre and train station (Elizabeth line). The property comprises: Three bedrooms (one with access to its own private balcony), two bathrooms, separate kitchen with granite worktops and a breakfast bar, downstairs w/c, reception/dining room with wood flooring and French doors with access on to a small decking area and a low maintenance garden recently landscaped and improved. The property also benefits from two parking spaces as well as visitor parking along with the added benefit of **NO ONWARD CHAIN**.



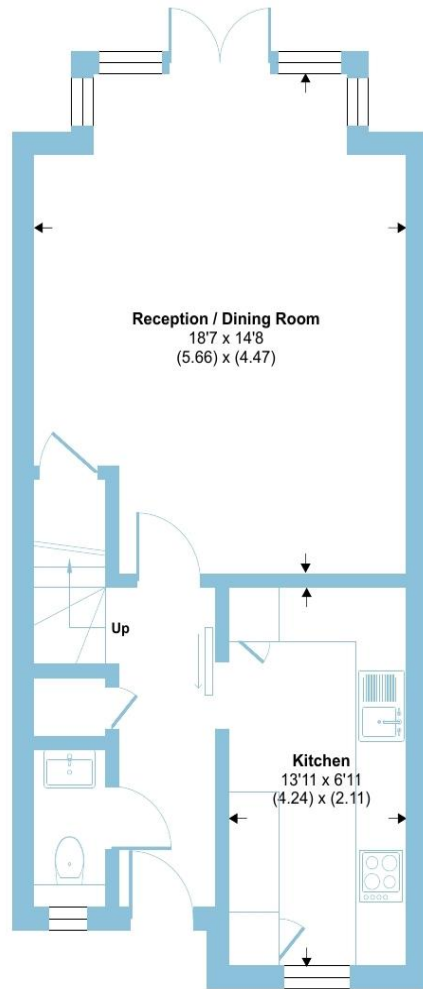
Kingfisher Drive, Maidenhead, SL6

Approximate Area = 1196 sq ft / 111.1 sq m

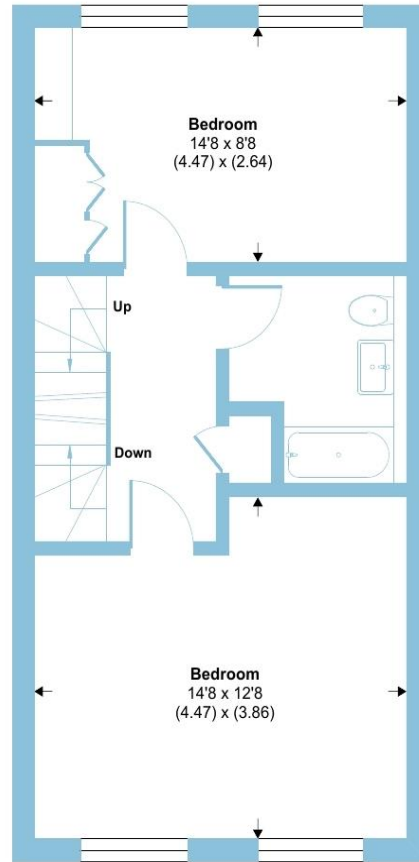
For identification only - Not to scale

Agents Note

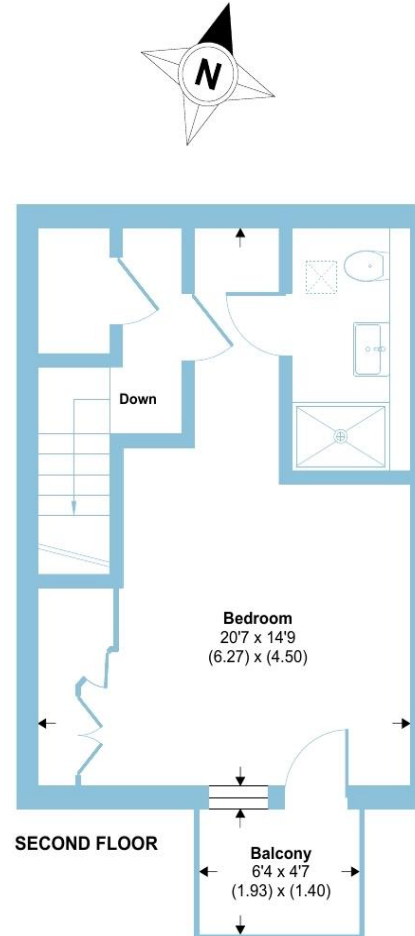
Please note that there is a Management Charge for this property which is a share of the maintenance of the estate, approximately £400 per year.



GROUND FLOOR



FIRST FLOOR



SECOND 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: 1167512



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3 Kingfisher Drive

- NO ONWARD CHAIN
- SOUGHT-AFTER DEVELOPMENT
- WALKING DISTANCE OF TOWN & STATION
- RECENTLY LANDSCAPED GARDEN
- TWO PARKING SPACES
- THREE BEDROOMS (ONE WITH ACCESS TO BALCONY)
- TWO BATHROOMS
- DOWNSTAIRS W.C.

Tenure: Freehold EPC Rating: Awaited

guide price

£650,000



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Property Ref:
MHD120327 - 0003

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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Please note the marker reflects the
postcode not the actual property