

**23 Courtlands, Maidenhead SL6 2PT**

**welcome to**

## **23 Courtlands, Maidenhead**

An extended Three bedroom semi-detached house located on a quiet cul-de-sac within a minutes' walk of Maidenhead town centre and train station (Elizabeth line), close to fantastic local schools, pubs restaurants and other amenities. The property comprises: Three bedrooms, one white bathroom suite, living room with wood flooring, separate red kitchen, dining room/home office for those working from home and a garage mainly used for storage but ample room to convert, subject to planning permission. The property also benefits from driveway parking and a garden mainly laid to lawn with a large patio area perfect for entertaining and a pagoda area. Two sheds at the back of the property, one of them with electricity. Planning approved to convert attic and put in two more bathrooms (please see plans).





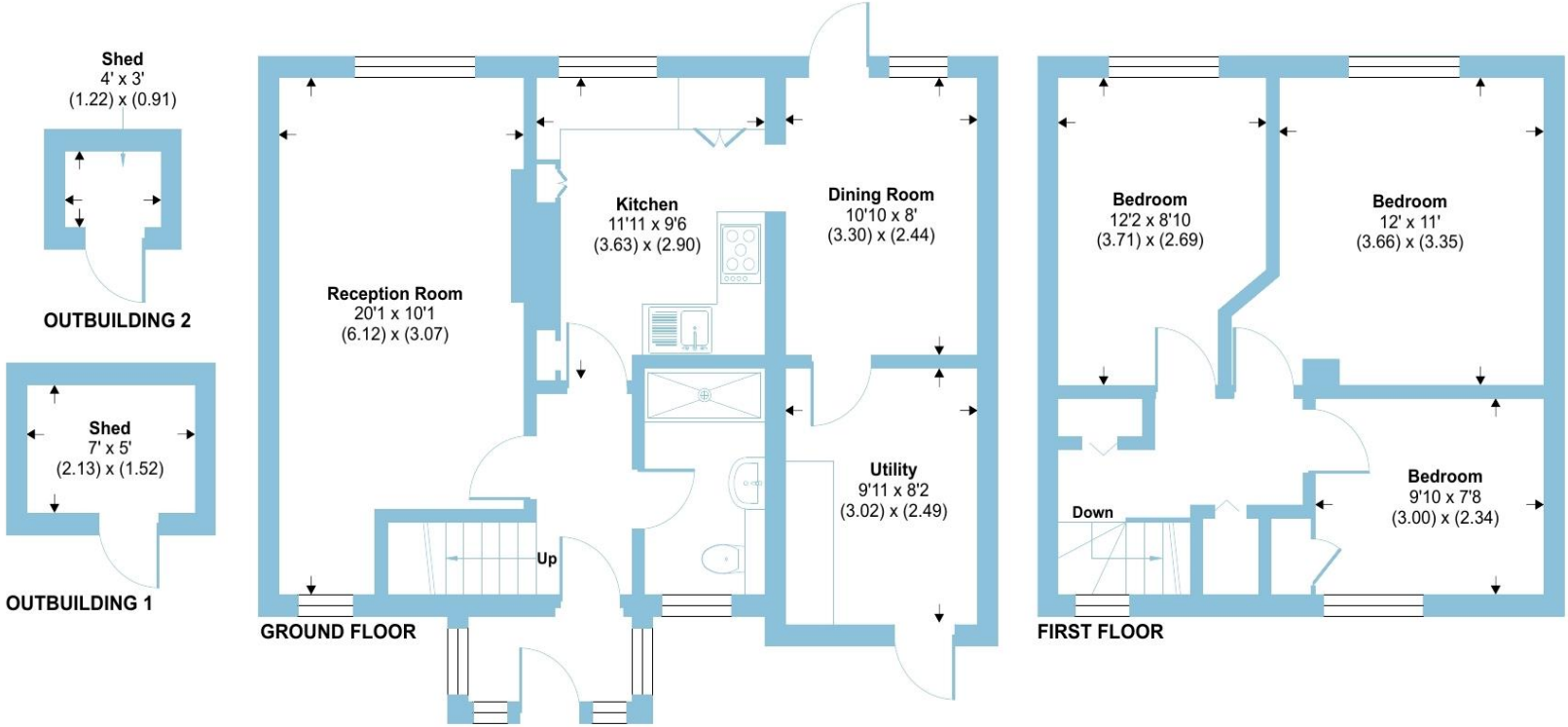
# Courtlands, Maidenhead, SL6

Approximate Area = 1030 sq ft / 95.6 sq m

Outbuilding = 47 sq ft / 4.3 sq m

Total = 1077 sq ft / 99.9 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). © nichecom 2024. Produced for Barnard Marcus. REF: 1203340



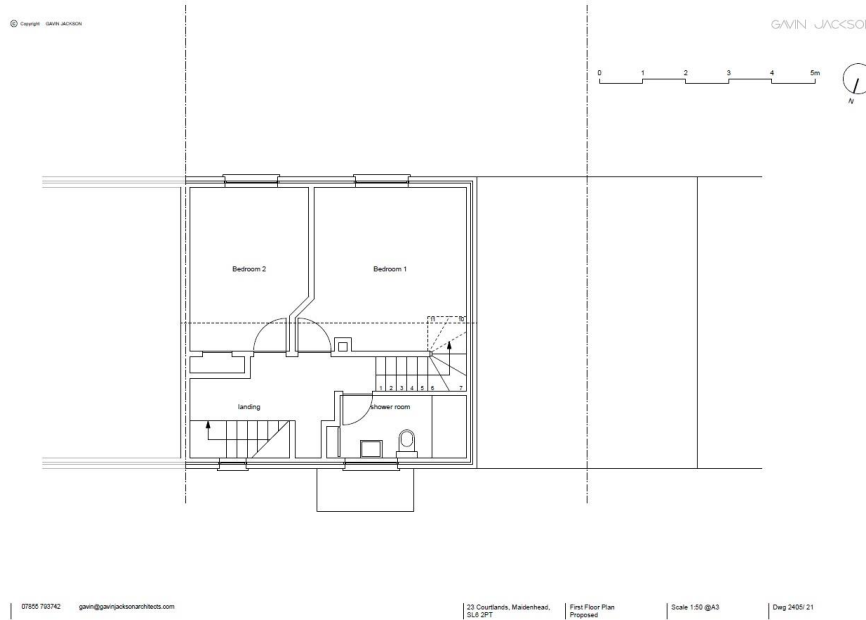
welcome to

## 23 Courtlands, Maidenhead

- LESS THAN 1 MINUTE WALK FROM STATION
- FULLY APPROVED PLANS TO CONVERT ATTIC
- BOILER LESS THAN 4 YEARS OLD (SERVICED EVERY YEAR)
- PRIVATE OFF-ROAD PARKING
- GARAGE
- LIVING ROOM WITH WOOD FLOORING
- SEPARATE KITCHEN
- DINING ROOM/HOME OFFICE
- THREE BEDROOMS

Tenure: Freehold EPC Rating: D

# £530,000



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Property Ref:  
MHD121941 - 0004

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Please note the marker reflects the  
postcode not the actual property