



22 Bracken Road, Maidenhead SL6 3EF

welcome to

22 Bracken Road, Maidenhead

A stunning two-bedroom first floor maisonette located on a lovely quiet road within walking distance of Maidenhead town centre and train station (Elizabeth line) and close to some great local pubs, shops and fantastic access to the M4/M40 and M25. The property comprises: Two large double bedrooms both carpeted with plenty of wardrobe space, living room with plenty of storage space, contemporary fully tiled shower room with towel rail, beautiful high gloss kitchen with quartz worktops and breakfast bar, loft space accessed via loft ladder, front garden mainly paved and a fantastic low maintenance rear garden perfect for entertaining which has just undergone new concrete posts and a new fence with new electrics for electric car charging point and can also be easily laid to lawn by removing the gravel. Noteworthy features of this impeccable maisonette are: single garage with electric car charging point and big enough for most cars as well as parking in the garden for several cars and fantastic storage in the entrance/landing. The property has been partly re-wired and taken back to brick and re-plastered. There is also no maintenance charge or ground rent.



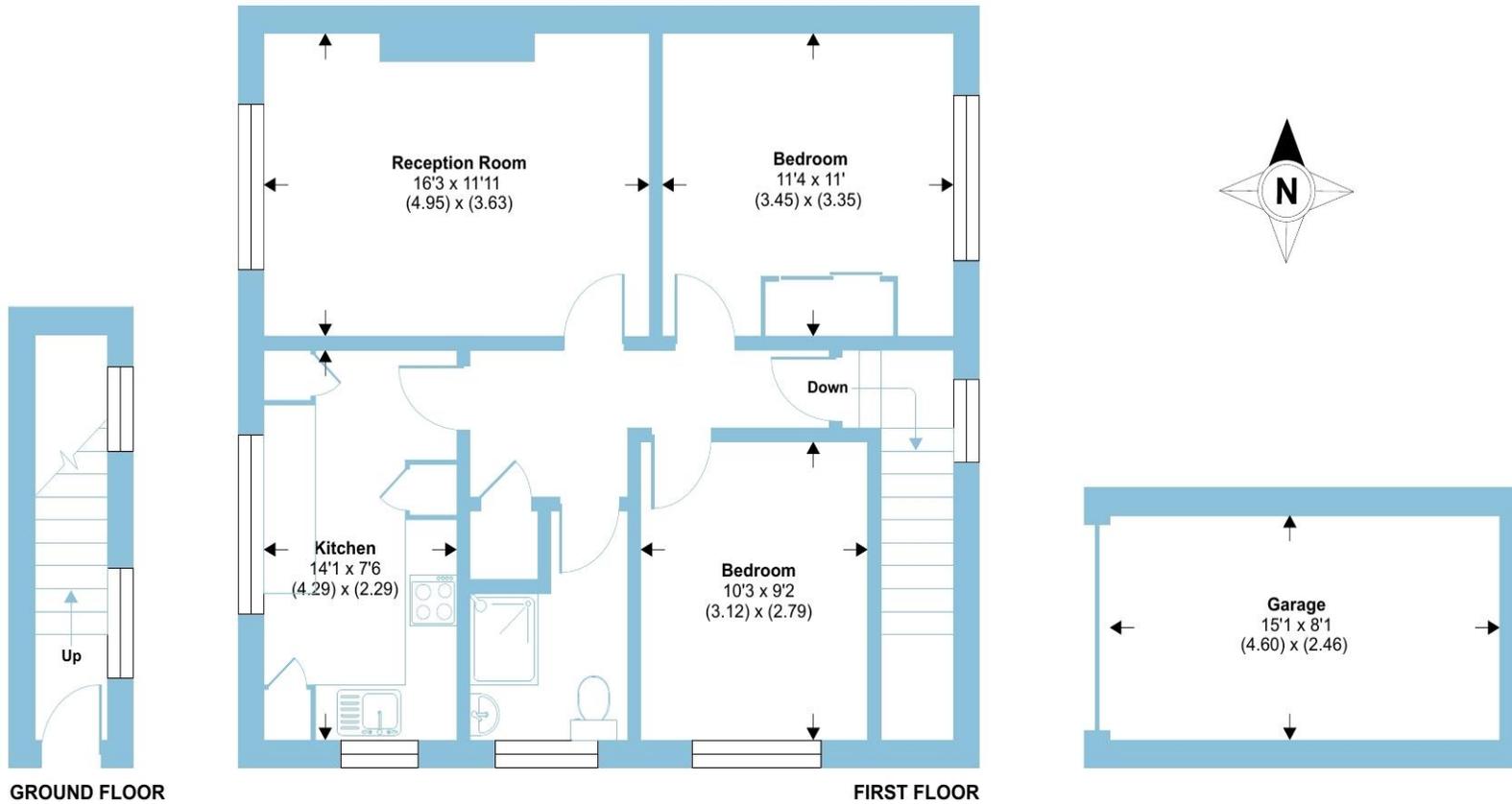
Bracken Road, Maidenhead, SL6

Approximate Area = 732 sq ft / 68 sq m

Garage = 123 sq ft / 11.4 sq m

Total = 855 sq ft / 79.4 sq m

For identification only - Not to scale



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- IDEAL FIRST PURCHASE OR INVESTMENT
- WITHIN WALKING DISTANCE OF TOWN & STATION
- 2 MINUTES' WALK TO BUS STOP
- PARTLY RE-WIRED
- LOFT SPACE ACCESSED VIA LOFT LADDER
- BEAUTIFUL HIGH GLOSS KITCHEN
- ELECTRIC CHARGING POINTS IN GARAGE & GARDEN
- NO MAINTENANCE CHARGE OR GROUND RENT

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1959. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MHD122201 - 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.

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