



40 St. Lukes Road, Maidenhead SL6 7DP

welcome to

40 St. Lukes Road, Maidenhead

A good size three bedroom semi-detached house requiring modernisation throughout and being offered for sale with **NO ONWARD CHAIN**. Situated in a sought-after road, within easy reach of the town centre and station. The property comprises; entrance hall, two separate reception rooms, kitchen, three well-proportioned bedrooms and a bathroom. There is off-road parking for several vehicles on the driveway, which leads to a garage and garden which extends to over 20 metres.





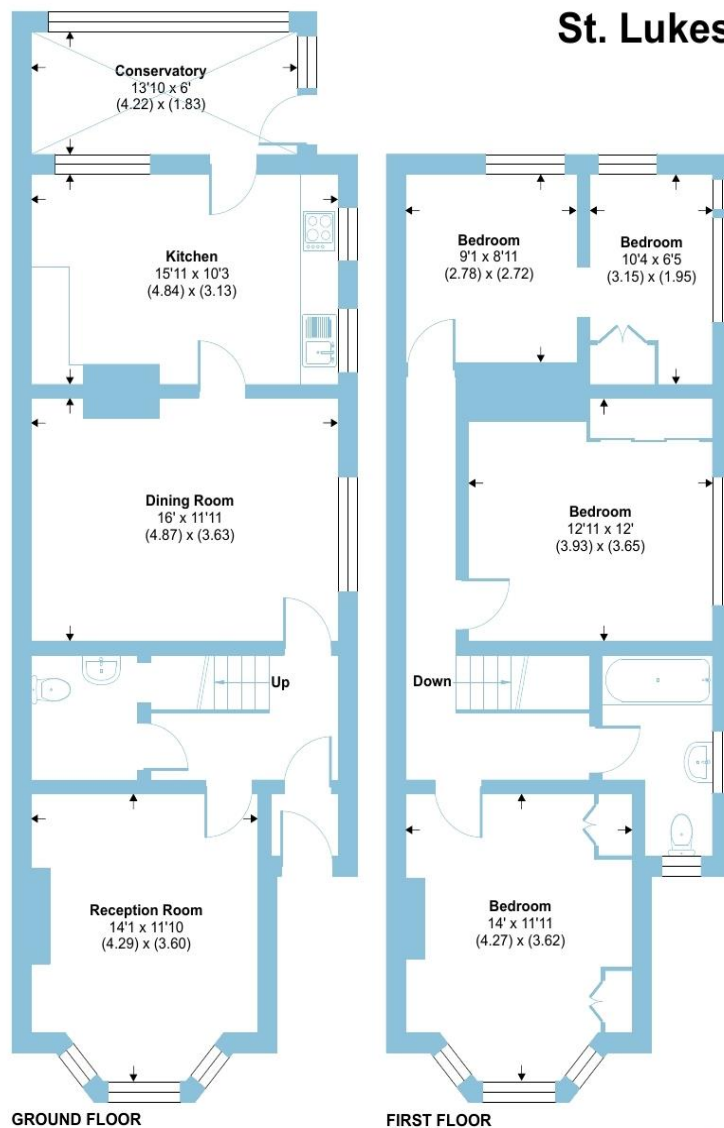
St. Lukes Road, Maidenhead, SL6

Approximate Area = 1396 sq ft / 129.6 sq m

For identification only - Not to scale

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Barnard Marcus. REF: 1227507



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40 St. Lukes Road, Maidenhead

- SEMI-DETACHED HOUSE
- OWN DRIVE TO GARAGE
- REQUIRES MODERNISATION THROUGHOUT
- POPULAR LOCATION
- THREE BEDROOMS
- POTENTIAL TO EXTEND (STP)
- CLOSE TO TOWN CENTRE, STATION & SCHOOLS
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: Awaited

£495,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MHD121946 - 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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