



12 Ray Lea Close, Maidenhead SL6 8QN

welcome to

12 Ray Lea Close, Maidenhead

Tucked away in a sought-after cul-de-sac is this very well presented three bedroom semi-detached family home, with parking to the front and a shared drive leading to the garage. The property comprises: good size entrance hall, lovely interconnecting living and dining room, modern fitted kitchen, two well-proportioned double bedrooms, third bedroom and a modern family bathroom. The good size garden is attractive and well-maintained with a patio area, lawn and fenced. There is also gated access to the side. The shared driveway leads to the garage and to the front, there is additional parking.



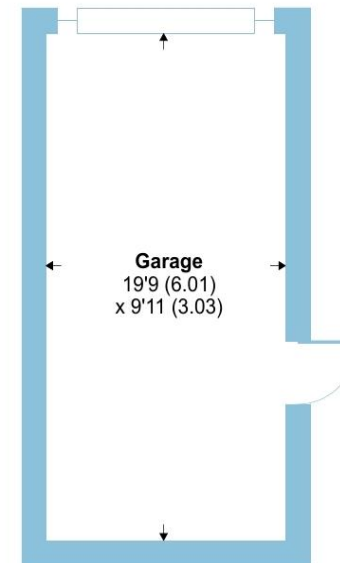
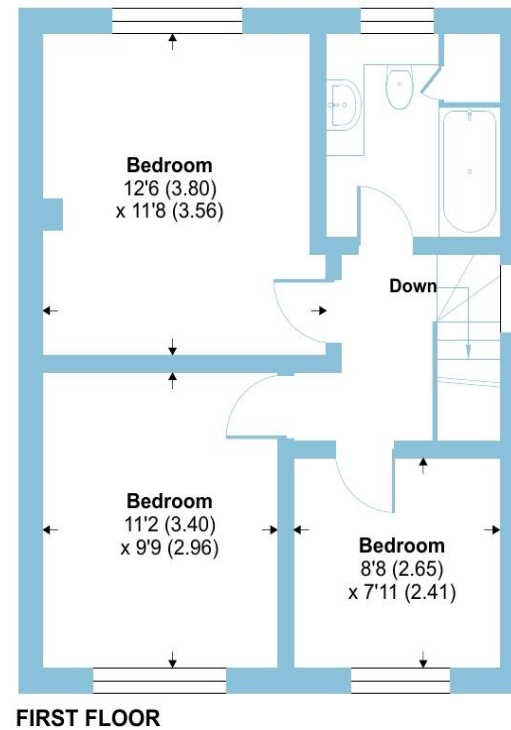
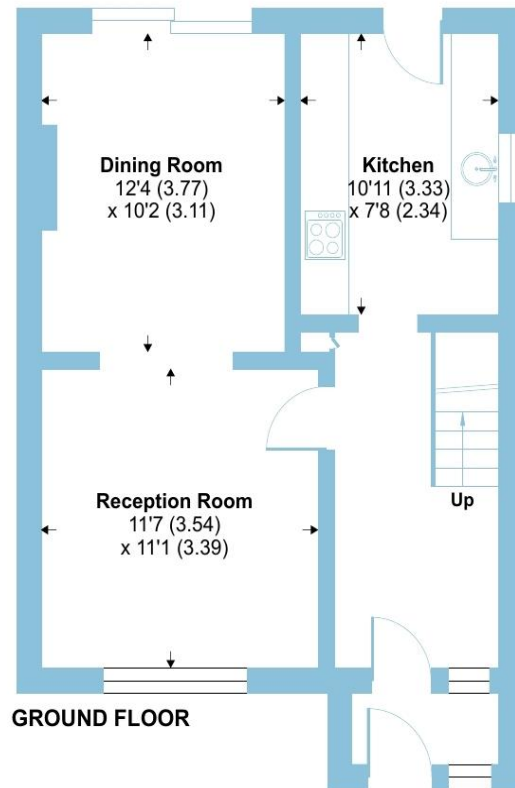
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Approximate Area = 954 sq ft / 88.6 sq m

Garage = 196 sq ft / 18.2 sq m

Total = 1150 sq ft / 106.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Barnard Marcus. REF: 1253533

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12 Ray Lea Close, Maidenhead

- SEMI-DETACHED FAMILY HOME
- SOUGHT-AFTER CUL-DE-SAC
- GOOD CONDITION THROUGHOUT
- THREE BEDROOMS
- GOOD SIZE GARDEN
- GARAGE
- POTENTIAL TO EXTEND (STP)
- CLOSE TO TOWN CENTRE & STATION

Tenure: Freehold EPC Rating: C

£575,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MHD122456 - 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.

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