



25 Boulters Gardens, Maidenhead SL6 8TR

welcome to

Boulters Gardens, Maidenhead

A unique opportunity to purchase a detached home with lovely views at the rear over the River Thames and the huge bonus of having a substantial plot of land. The property is situated in a gated community, within easy reach of the town centre and station.



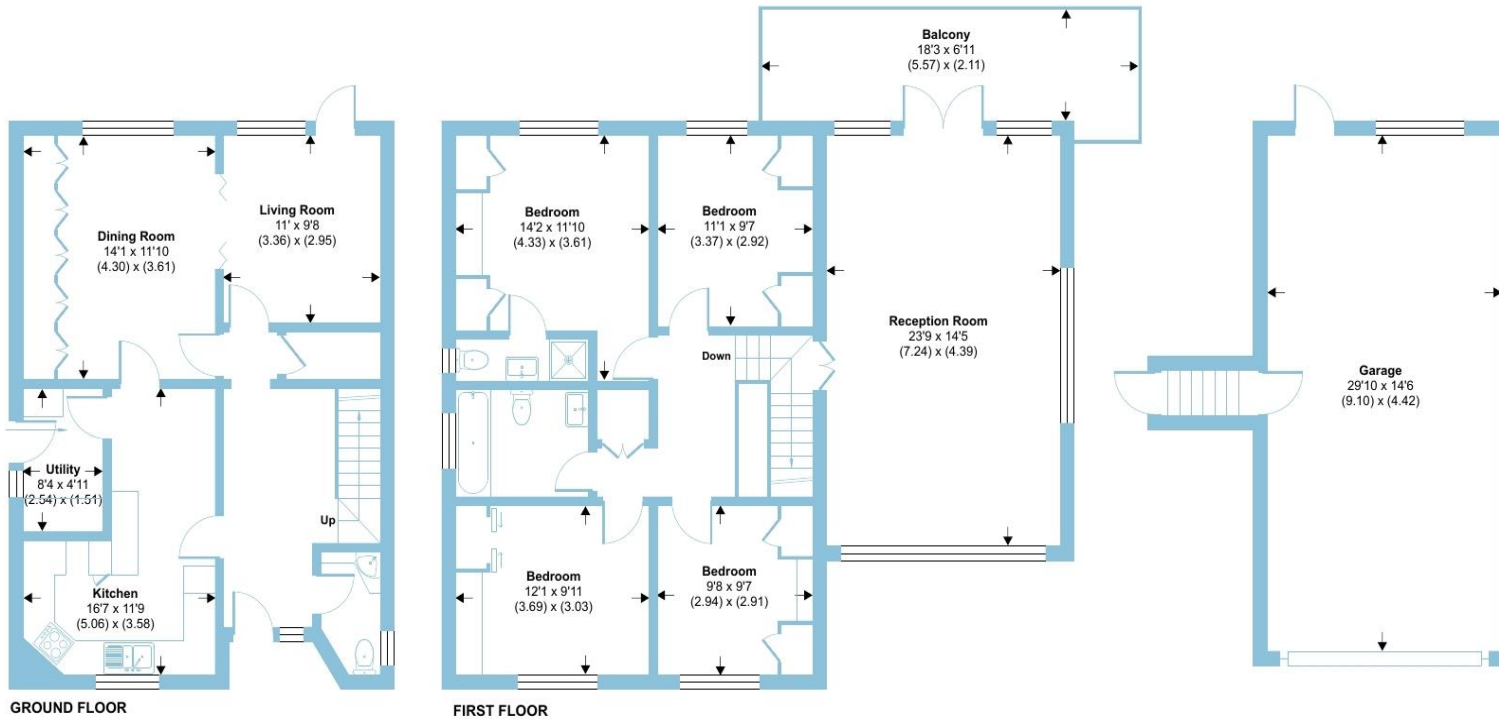
Boulters Gardens, Maidenhead, SL6

Approximate Area = 1715 sq ft / 159.3 sq m

Garage = 450 sq ft / 41.8 sq m

Total = 2165 sq ft / 201.1 sq m

For identification only - Not to scale



The house is arranged over two stories with the ground floor comprising; entrance hall, kitchen, utility room and an interconnecting living/dining room. There are stairs from the hallway to the first floor, with a spacious 14' principal bedroom with en-suite, three further well proportioned bedrooms and a large 23' x 14' sitting room with doors opening onto a balcony with views of the River Thames.

To the front of the property, there is driveway parking leading to the large 29' x 14' garage. The rear garden is quite secluded, with a patio area and lawn. To the side of the property there is a significant plot of land. This is currently on a separate title and whilst we believe obtaining planning would be difficult due to current planning regulations/law, in time, this may change, therefore an opportunity may arise where the new owner of this property and land will benefit significantly by developing the site.

welcome to

25 Boulters Gardens

- DETACHED FAMILY HOME
- FOUR BEDROOMS, TWO BATHROOMS
- GATED CUL-DE-SAC DEVELOPMENT
- VIEWS OVER RIVER THAMES
- SUBSTANTIAL PLOT OF LAND
- EASY ACCESS TO TOWN CENTRE & STATION
- CLOSE TO LOCAL SCHOOLS
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D
Council Tax Band: G

£1,000,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MHD122643 - 0001

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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