





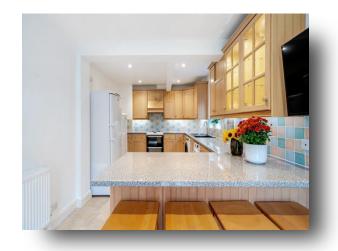




#### welcome to

## 13 Twynham Road, Maidenhead

An attractive double bay fronted three bedroom detached bungalow situated in a much sought after road, close to well-regarded schools such as Newlands Girls School.











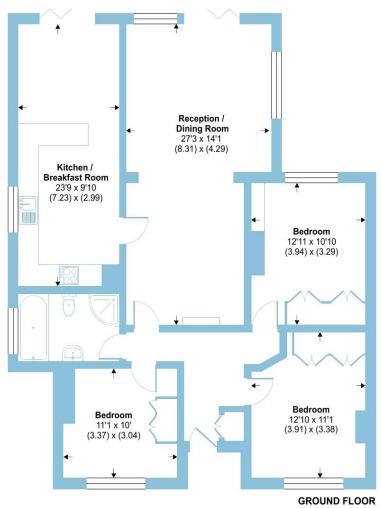


# **Z**

### Twynham Road, Maidenhead, SL6

Approximate Area = 1189 sq ft / 110.4 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). © ntchecom 2025. Produced for Barnard Marcus. REF: 1361983



The property has been very well maintained by the current owners during their many years of ownership and has been extended to the rear. The accommodation comprises; light & bright entrance hall, spacious living incorporating the dining area and there are doors to the garden, spacious fitted kitchen/breakfast room - again, with doors to the garden. There are three wellproportioned double bedrooms and a modern family bathroom with a bath and enclosed shower cubicle. Outside, the beautiful rear garden is particularly well-tended and provides a high degree of privacy & seclusion; there is a patio area, large lawned area and a various array of flower & shrub borders. To the front, there is ample space for a number of vehicles on the driveway.

This property also has the potential for further extensions - both to the rear and into the loft - subject to planning and we strongly recommend an early inspection to appreciate the location and potential.

#### welcome to

#### 13 Twynham Road, Maidenhead

- DETACHED BUNGALOW
- HIGHLY SOUGHT AFTER ROAD
- CLOSE TO NEWLANDS SCHOOL
- EASY ACCESS TO TOWN CENTRE & STATION
- THREE DOUBLE BEDROOMS
- LOVELY SECLUDED REAR GARDEN
- POTENTIAL FOR EXTENSION (STP)
- COMPLETE ONWARD CHAIN

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£775,000











Please note the marker reflects the postcode not the actual property

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Property Ref: MHD123170 - 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.





01628 773333



Maidenhead@rogerplatt.co.uk



25-29 Queen Street, MAIDENHEAD, Berkshire, SL6 1NB



rogerplatt.co.uk

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