



31 Craufurd Rise, Maidenhead SL6 7LR

welcome to

31 Craufurd Rise, Maidenhead

Located within a 10 minute walk from Maidenhead town centre and mainline train station (Elizabeth line) is this two bedroom ground floor maisonette with it's own private garden and garage to the rear. The property is well presented throughout, has a long lease and is being sold with **NO ONWARD CHAIN**.



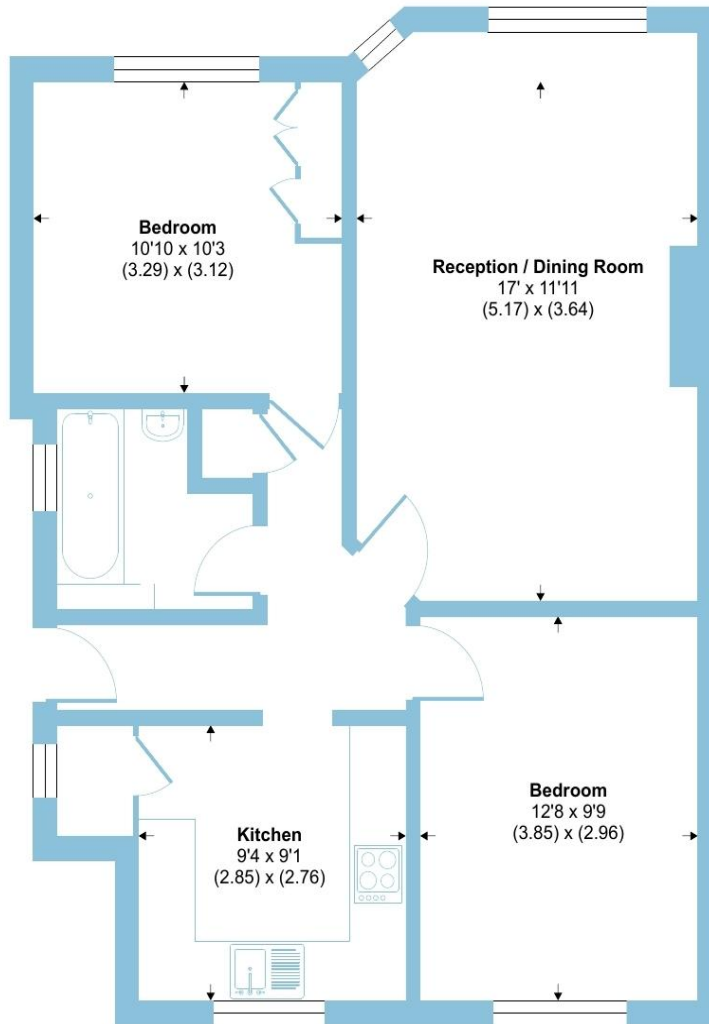
Craufurd Rise, Maidenhead, SL6

Approximate Area = 687 sq ft / 63.8 sq m

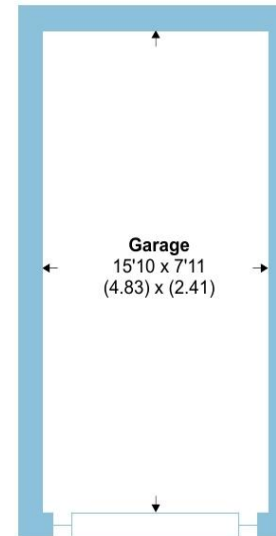
Garage = 125 sq ft / 11.6 sq m

Total = 812 sq ft / 75.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Barnard Marcus. REF: 1371647

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31 Craufurd Rise, Maidenhead

- NO ONWARD CHAIN
- LONG LEASE
- WELL PRESENTED THROUGHOUT
- PRIVATE GARDEN, GARAGE TO THE REAR
- TWO DOUBLE BEDROOMS
- SHORT WALK TO LOCAL AMENITIES
- 10 MINUTE WALK FROM TOWN & STATION

Tenure: Leasehold EPC Rating: E

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 11 Feb 1958. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MHD123254 - 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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