



12 Belmont Road, Maidenhead SL6 6JW

welcome to

12 Belmont Road, Maidenhead

An imposing detached family home situated in a prominent corner position on a sought-after road, within easy reach of the town centre, schools and station. The property is well suited for a growing family looking to extend and re-furbish a property to create their ideal home. The entrance hall gives access to the main reception room and that in turn opens to the second reception room. There is a good size kitchen/breakfast room and a cloakroom completes the ground floor. Upstairs, there are three double bedrooms with the principal bedroom having an en-suite, one with a large closet area that could become an en-suite. There is also a smaller room, used as a study as the family bathroom is accessed from here. Outside, the secluded rear garden provides a high degree of privacy and is mainly laid to lawn with a patio area and to the front, there is driveway parking and a sizeable double garage.



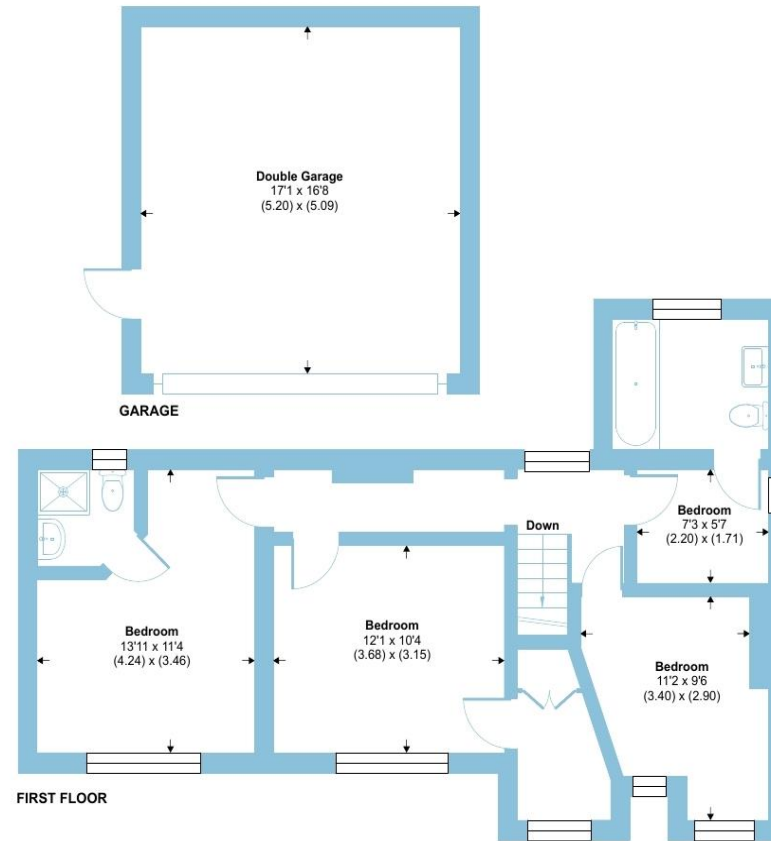
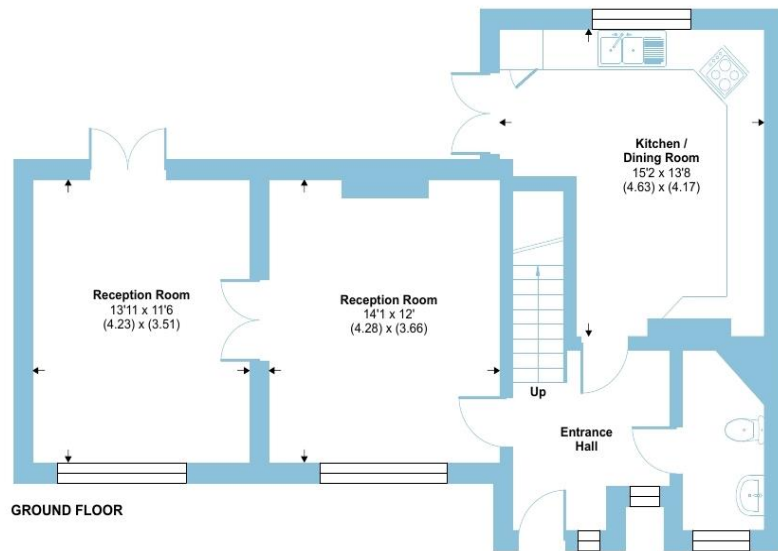
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Approximate Area = 1296 sq ft / 120.4 sq m

Garage = 285 sq ft / 26.4 sq m

Total = 1581 sq ft / 146.8 sq m

For identification only - Not to scale



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12 Belmont Road, Maidenhead

- DETACHED FAMILY HOME
- SOUGHT-AFTER LOCATION
- THREE DOUBLE BEDROOMS
- TWO BATHROOMS
- SECLUDED REAR GARDEN
- DRIVEWAY & DOUBLE GARAGE
- CLOSE TO WELL-REGARDED SCHOOLS
- EASY REACH OF TOWN CENTRE & STATION

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

£725,000



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Property Ref:
MHD123296 - 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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Please note the marker reflects the
postcode not the actual property