



**Birches, Shoppenhangers Road, Maidenhead SL6 2QE**

**welcome to**

## **Birches, Shoppenhangers Road, Maidenhead**

A very well-proportioned five bedroom, three bathroom family home with the huge benefit of being sold with no onward chain. The property is arranged over three floors, with the ground floor comprising; entrance hall, cloakroom, spacious 'L' shape living/dining room with access into the rear garden and a 21' fitted kitchen. The first floor has the principal bedroom - a large 16' x 15' room with en-suite bathroom and there are two further bedrooms and a family bathroom. The top floor has two additional bedrooms and another family bathroom. Outside, there is a private, enclosed rear garden with a patio area and artificial grass for easy maintenance and there is a gated rear access to the car-port. Located in a lovely residential area within easy walking distance of Maidenhead station providing easy commute into London (Elizabeth Line), and for motorists the M4 is nearby. Maidenhead High Street offers an array of shops, bars and restaurants.





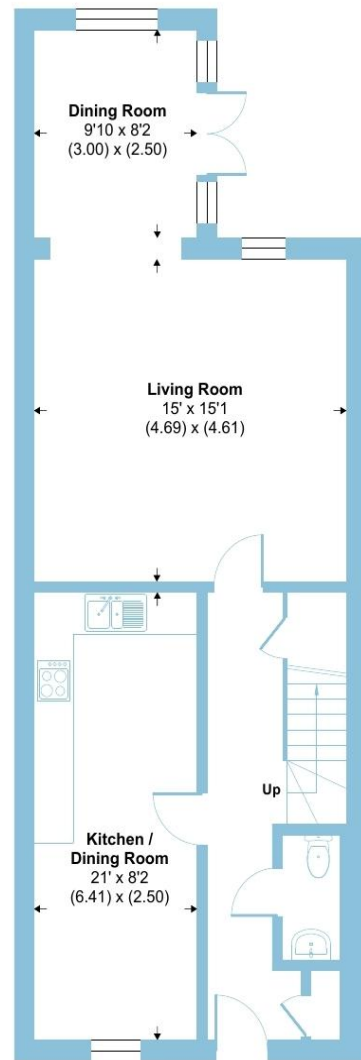
## Shoppenhangers Road, Maidenhead, SL6

Approximate Area = 1651 sq ft / 153.3 sq m

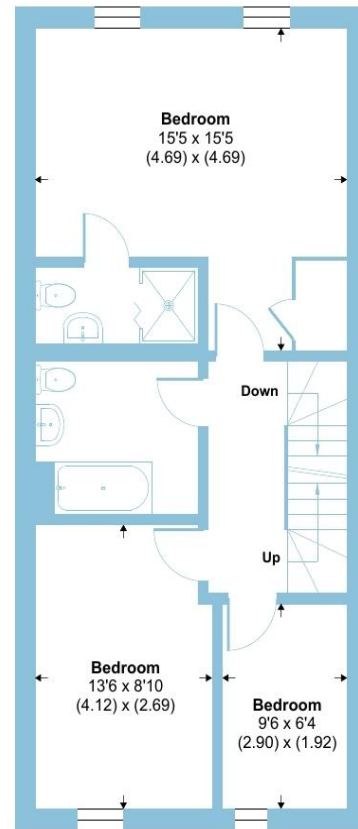
Limited Use Area(s) = 15 sq ft / 1.3 sq m

Total = 1666 sq ft / 154.6 sq m

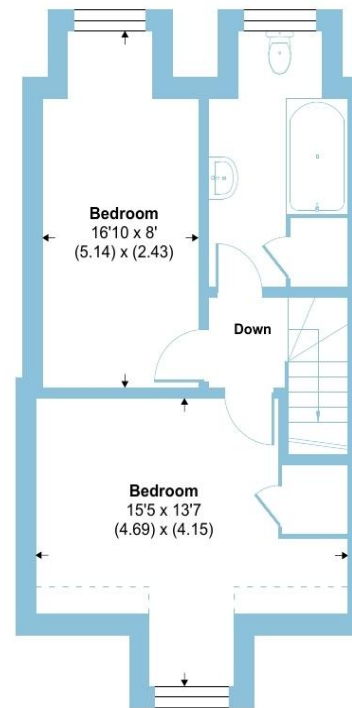
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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: 1383586



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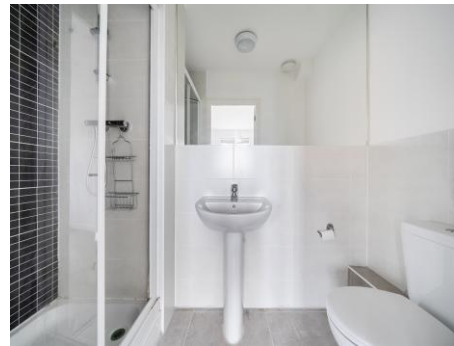
## **Birches, Shoppenhangers Road**

- SPACIOUS FAMILY HOME
- FIVE BEDROOMS
- THREE BATHROOMS
- ENCLOSED REAR GARDEN
- CAR-PORT AND 2 ALLOCATED PARKING SPACES
- EASY ACCESS TO TOWN CENTRE & STATION
- CLOSE TO LOCAL SCHOOLS
- NO ONWARD CHAIN

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

offers in excess of

**£650,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MHD123045 - 0005

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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