



36 Moor End, Holyport, Maidenhead SL6 2YJ

welcome to

36 Moor End, Holyport, Maidenhead

A delightful & skilfully extended detached family home in Holyport Village featuring four bedrooms, 2 bath/shower rooms, kitchen & breakfast room plus 2 reception rooms & a secluded 55ft rear garden. Two driveways, garage & utility room.



Entrance Vestibule

Quarry tiled floor, coats hanging space, multi-glazed door to

Entrance Hall

15' 3" x 6' 3" max (4.65m x 1.91m max)

radiator, wood laminate flooring, stairs to first floor.

Cloakroom

close coupled w.c, enclosed cistern, vanity wash hand basin, cupboards under, automatic extractor fan, enclosed radiator, open double doorway/archway to

Breakfast Room

9' 3" x 8' 4" (2.82m x 2.54m)

range of wall cupboards and base units, double radiator, continuation of wood laminate flooring from entrance hall, coving, front aspect bay window with display window sill, open double doorway to

Kitchen

8' 4" x 8' 4" (2.54m x 2.54m)

work surfaces with one and a half bowl drainer sink unit with mixer tap, cherry wood effect units with drawers, cupboards and appliance space under, matching wall cupboards, half tiled walls, plumbing for dishwasher, Hotpoint four ring gas hob and Smeg extractor over, electric double oven under, space for under counter fridge, double radiator, tiled floor, front aspect window, door to garage.

Lounge

18' x 10' (5.49m x 3.05m)

two double radiators, coving, TV point, rear aspect window and patio doors to garden, double folding glazed doors to

Dining Room

16' 10" x 8' 7" max (5.13m x 2.62m max)

wood laminate flooring, double radiator, coving, double glazed patio doors to garden.

First Floor Landing

side aspect window, coving, airing cupboard housing lagged hot water tank, slatted shelving, access to boarded loft with ladder.

Bedroom 1

13' x 10' (3.96m x 3.05m)

coving, built-in double wardrobe, full height sliding mirror doors, rear aspect window, door to

En-Suite Shower Room

double shower cubicle, fully tiled with Aqualisa mixer, wash hand basin, close coupled w.c, shaver point, half tiled walls remaining, chrome towel ladder, extractor fan and downlighters, side aspect window, tiled floor.

Bedroom 2

8' 6" x 9' plus double wardrobe recess (2.59m x 2.74m plus double wardrobe recess)

radiator, coving, front aspect window.

Bedroom 3

13' x 8' 7" (3.96m x 2.62m)

double radiator, coving, secondary access to boarded loft space, dual front and rear aspect windows.

Bedroom 4

8' 10" x 8' 7" max (2.69m x 2.62m max)

radiator, coving, front aspect window.

Family Bathroom

panel enclosed bath, mixer taps and separate shower mixer, wash hand basin, close coupled w.c, enclosed cistern, fully tiled splashbacks, half tiled walls remaining, tile effect flooring, double radiator, shaver point, side aspect window.

Attached Garage

17' x 8' 3" (5.18m x 2.51m)

electric up and over door, lights, power points, access to boarded loft space with ladder, door to

Utility Room

8' 3" x 8' 3" (2.51m x 2.51m)

stainless steel sink and drainer, cupboards under, appliance space with plumbing for washing machine, wall cupboard, quarry tiled floor, Potterton Profile gas fired boiler for hot water and heating, sealed unit double glazed door to patio and gardens.

Front Garden

two driveways with parking for four vehicles, central lawn, side access pathway and gate to

Rear Garden

delightful mature and very private garden extending to approx 55ft and enjoying a South Easterly aspect, paved patio with outside light, taps and outside power points, lawns, evergreen/shrub beds and borders, large garden shed with light and power points, water butts, a delightful feature.

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Ground Floor



First Floor

Total Area: 140.2 m² ... 1509 ft²

All measurements are approximate and for display purposes only



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36 Moor End, Holyport, Maidenhead

- HOLYPORT VILLAGE
- SKILFULLY EXTENDED DELIGHTFUL DETACHED HOME
- FOUR BEDROOMS
- TWO BATH/SHOWER ROOMS
- TWO RECEPTION ROOMS

Tenure: Freehold EPC Rating: C

£550,000

directions to this property:

From Maidenhead town centre take the A308 Braywick Road and at the M4 roundabout continue on the A308 Windsor Road. Proceed under the motorway bridge and turn immediately right into Holyport Road, left into Springfield Park and first left into Moor End. The property will be found at the far end on the right hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
MHD114153 - 0006

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roger platt



01628 773333



maidenhead@rogerplatt.co.uk



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



rogerplatt.co.uk