







#### welcome to

## 13 Tudor Court, Lower Cookham Road, Maidenhead

A three bedroom end-of-terrace house located in a gated development on one of Maidenhead's most sought-after roads close to fantastic schools and within a stone's throw away from the River Thames. The property consists of three bedrooms, white bathroom suite, living room, separate kitchen, downstairs w/c and a garden. The property also boasts a great space outside for a home office along with a garage and driveway parking.











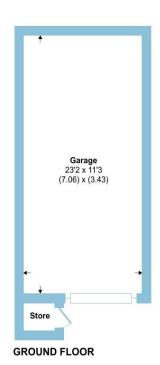


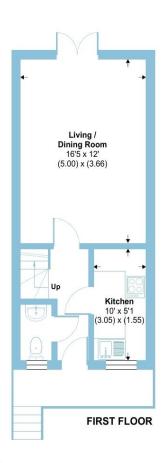
# Lower Cookham Road, Maidenhead, SL6

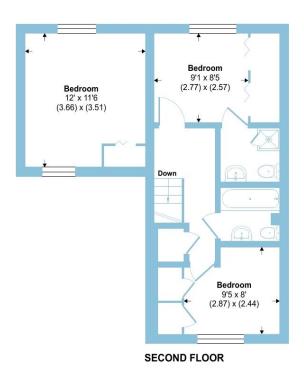


Approximate Area = 796 sq ft / 73.9 sq m Garage = 263 sq ft / 24.4 sq m Outbuilding = 8 sq ft / 0.7 sq m Total = 1067 sq ft / 99 sq m

For identification only - Not to scale









Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Barnard Marcus. REF: 1092489



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# 13 Tudor Court, Lower Cookham Road, Maidenhead

- GATED DEVELOPMENT
- ONE OF MAIDENHEAD'S MOST SOUGHT-AFTER ROADS
- CLOSE TO FANTASTIC SCHOOLS
- STONE'S THROW AWAY FROM THE RIVER THAMES
- GREAT OUTSIDE SPACE FOR A HOME OFFICE
- GARAGE & DRIVEWAY PARKING

Tenure: Freehold EPC Rating: D

guide price

£500,000











Please note the marker reflects the postcode not the actual property





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Property Ref: MHD121152 - 0004 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.

Roger Platt is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.





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