



12 St. Francis Road, Maidenhead SL6 5FJ

welcome to

12 St. Francis Road, Maidenhead

A beautiful three/four bedroom detached house built in 2016 by Shanly Homes located just a stone's throw away from incredibly good local cafes and shops. The property comprises: hallway with LVT flooring, three/four bedrooms, two reception rooms - the main being 17ft long with a bay window and shutters, large downstairs w/c which could be converted to a shower room, open plan kitchen/diner with new kitchen cupboards and quartz worktops, a beautifully landscaped garden space full of multiple trees shrubs and plants with a decking area and porcelain tiles. The property also consists of a vibrant front patio area with various shrubs and plants along with driveway parking for two cars and a single garage.



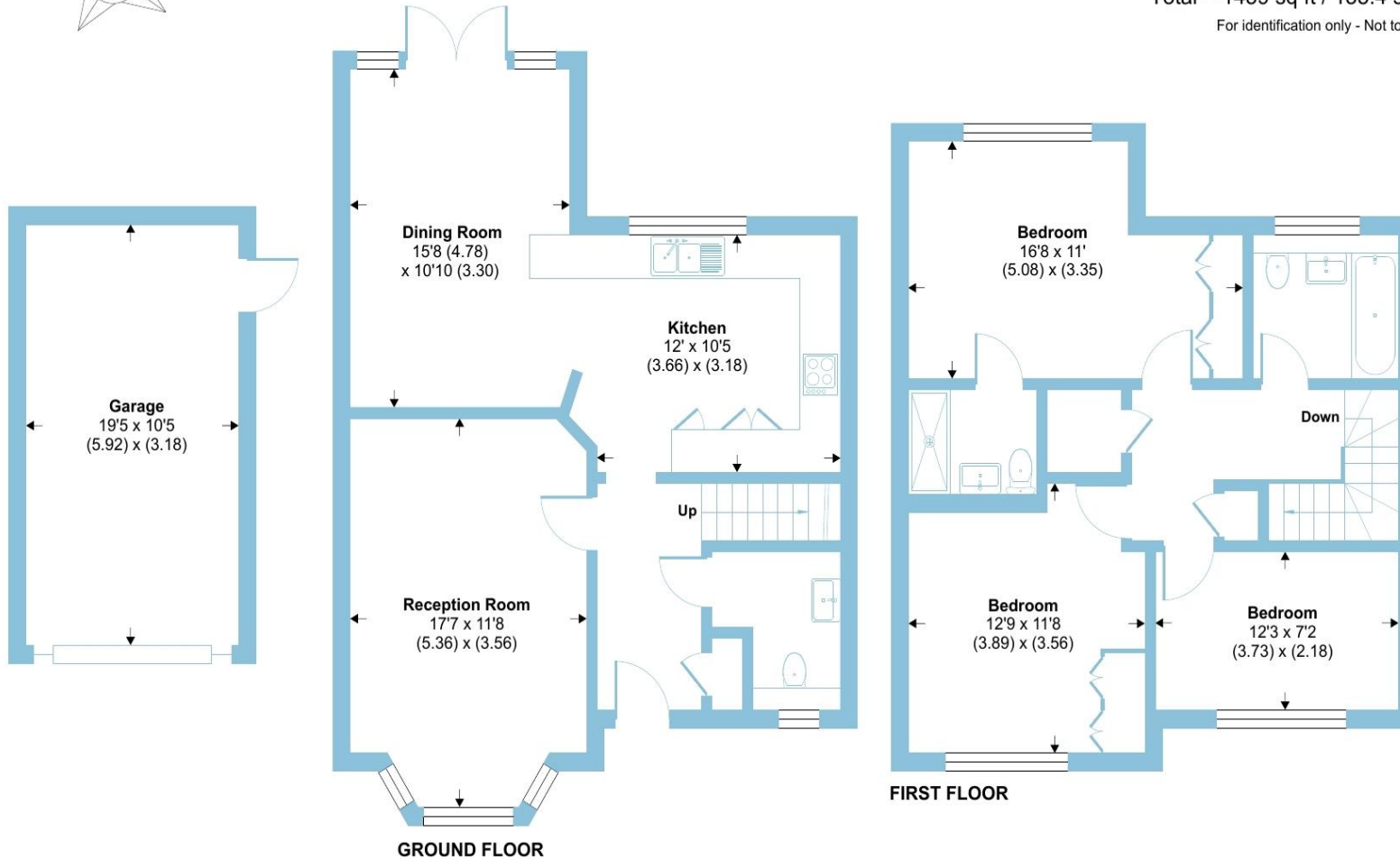
St. Francis Road, Maidenhead, SL6

Approximate Area = 1256 sq ft / 116.6 sq m

Garage = 203 sq ft / 18.8 sq m

Total = 1459 sq ft / 135.4 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: 1147273



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12 St. Francis Road, Maidenhead

- BUILT IN 2016 BY SHANLY HOMES
- GARAGE & DRIVEWAY PARKING
- BEAUTIFULLY LANDSCAPED GARDEN
- THREE/FOUR BEDROOMS
- TWO RECEPTION ROOMS
- LARGE DOWNSTAIRS W.C.
- OPEN PLAN KITCHEN/DINER

Tenure: Freehold EPC Rating: B

guide price

£900,000



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Property Ref:
MHD120523 - 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