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GUIDE PRICE: £450,000 FREEHOLD

72 AYSGARTH PARK, MAIDENHEAD, BERKSHIRE, SL6 2HQ

Located in the ever popular village of Holyport, a detached family home with no onward chain. The property is located at the bottom of a quiet cul-de-sac and offers great potential to extend STPP. The accommodation features a front aspect kitchen/breakfast room and an open plan living/dining room to the rear of the property with double doors leading onto the larger than average private rear garden. Upstairs, there are three good size bedrooms and a family bathroom, further benefits include driveway parking and a garage. The property would now benefit from some cosmetic modernisation internally but offers the opportunity for a buyer to create their ideal home. The property is within close proximity to the local village amenities and within easy reach of nearby motorway links and Maidenhead town centre & train station.

* CUL-DE-SAC LOCATION * LIVING/DINING ROOM * KITCHEN * THREE BEDROOMS
* BATHROOM & SEPARATE WC * LARGER THAN AVERAGE PRIVATE REAR GARDEN * GARAGE
* POTENTIAL TO EXTEND STPP * NO ONWARD CHAIN * EPC RATING E

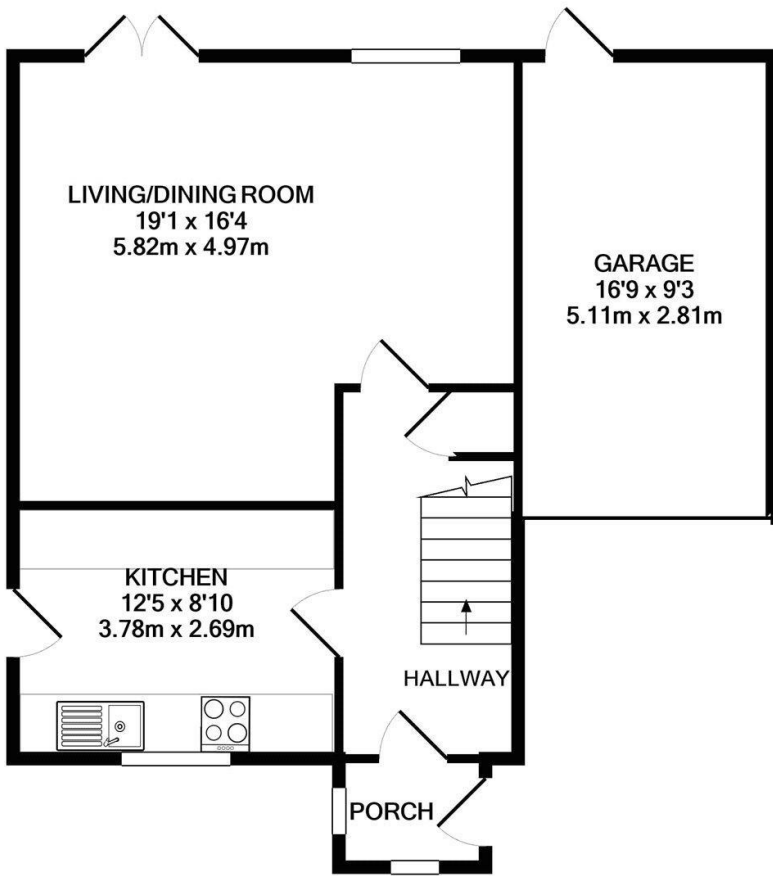
Council tax band F

ACCOMMODATION

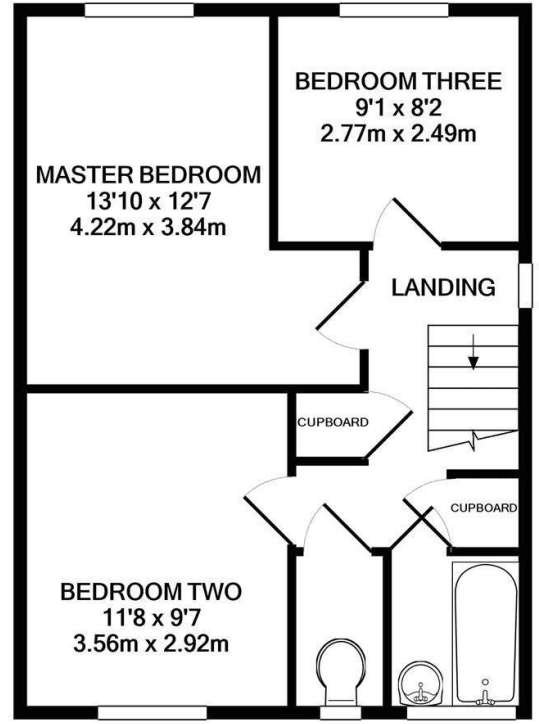




For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, furnishings and appliances. Whilst these particulars are believed to be correct their accuracy is not guaranteed and are given without responsibility. They do not form part of any contract.



GROUND FLOOR



1ST FLOOR

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