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## GUIDE PRICE: £510,000 FREEHOLD

25C DERWENT DRIVE, MAIDENHEAD, BERKSHIRE, SL6 6LE

An opportunity to acquire this delightful three bedroom terrace house occupying a cul-de-sac position within walking distance of a local shop and within approximately 0.9 miles of the mainline railway station (Elizabeth Line). The property is offered for sale in excellent decorative order throughout and features a good size living/dining room, kitchen/breakfast room, family bathroom, main bedroom with en-suite, larger than average rear garden and two parking spaces immediately in front of the property.

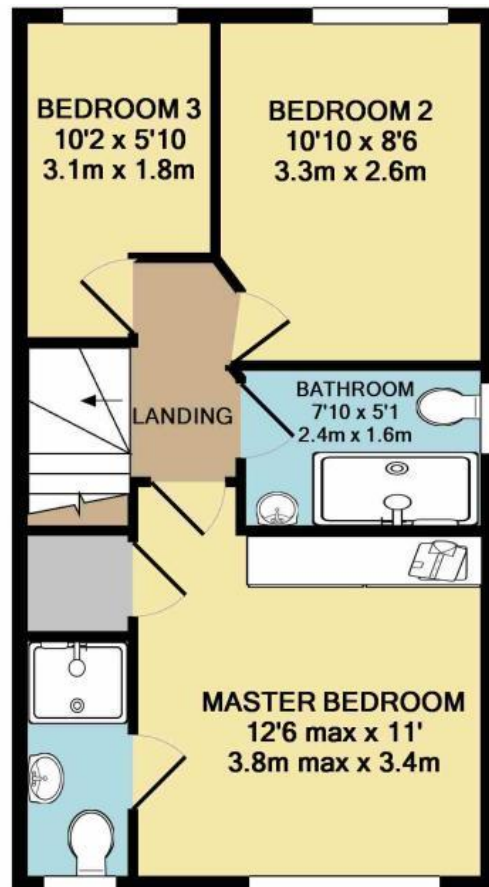
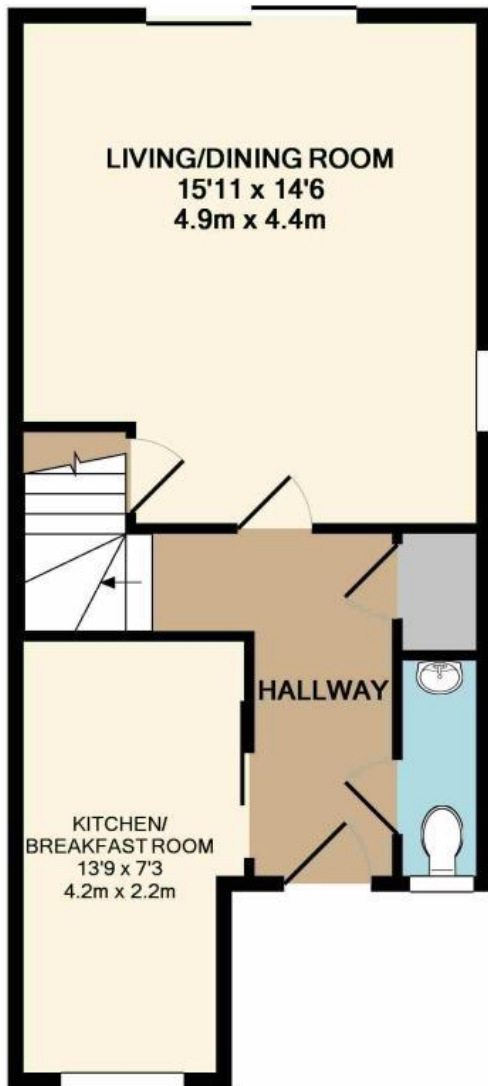
- \*ENTRANCE HALL & CLOAKROOM
- \*LIVING/DINING ROOM WITH DIRECT ACCESS ONTO THE REAR GARDEN
- \*KITCHEN/BREAFAST ROOM
- \*MAIN BEDROOM WITH EN-SUITE SHOWER ROOM
- \*TWO FURTHER BEDROOMS
- \*FAMILY BATHROOM
- \*GAS HEATING & DOUBLE GLAZING
- \*LARGER THAN AVERAGE REAR GARDEN
- \*TWO ALLOCATED PARKING SPACES
- \*CONVENIENT FOR LOCAL SHOP, TOWN CENTRE & MAINLINE RAILWAY STATION
- \*MANAGEMENT FEE FOR THE UPKEEP OF THE ROAD & COMMUNAL AREAS £16 PER MONTH
- \*EPC RATING C
- \*COUNCIL TAX BAND D

## 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.



1ST FLOOR  
APPROX. FLOOR  
AREA 391 SQ.FT.  
(36.4 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 431 SQ.FT.  
(40.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 822 SQ.FT. (76.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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