



17 ALWYN ROAD, MAIDENHEAD
PRICE: £575,000 FREEHOLD

am ANDREW
MILSOM

**17 ALWYN ROAD
MAIDHEAD
BERKS SL6 5EG**

PRICE: £575,000 FREEHOLD

An attractive three bedroom semi-detached Victorian home situated in this popular residential setting within easy access of both Maidenhead and Marlow town centres and within close proximity of picturesque National Trust land at Pinkneys Green.

**PRIVATE REAR GARDEN WITH USEFUL
GARDEN ROOM/HOME OFFICE:
TWO FIRST FLOOR BEDROOMS AND
ADDITIONAL SECOND FLOOR BEDROOM
WITH SHOWER ROOM: ENTRANCE HALL:
SITTING ROOM WITH CAST IRON
FIREPLACE: DINING ROOM: KITCHEN:
GROUND FLOOR BATHROOM:
GAS CENTRAL HEATING TO RADIATORS:
DOUBLE GLAZING.
VIEWING RECOMMENDED.**

TO BE SOLD: conveniently located in this popular residential setting, a well maintained three bedroom three storey Victorian semi-detached home providing well planned living accommodation and a private rear garden with useful garden room/home office. Maidenhead town centre is about two miles distant with an excellent range of shopping, sporting and social facilities as well schooling for all ages. The railway station, which links to the Elizabeth Line and provides fast access to London and Reading. The M4 motorway is within a few minutes' drive, via Maidenhead Thicket, and the M40, at High Wycombe, is accessible via the A404, Marlow Bypass. The accommodation comprises:

ENTRANCE HALL stairs to First Floor Landing.



SITTING ROOM front aspect room with double glazed window, laminated wood flooring, cast iron feature fireplace, radiator, ornate ceiling.



DINING ROOM feature fireplace with inset gas coal effect fire, laminated wood flooring, storage recess, covered radiator and wide arch leading through to

REAR LOBBY double glazed doors to garden, laminated wood flooring and double glazed window, radiator.



KITCHEN fitted with a matching range of floor and wall units, wooden work surfaces, inset ceramic hob with extractor fan over and oven below, stainless steel sink, space and plumbing for washing machine, tumble dryer and dishwasher, space for fridge, dual aspect double glazed windows, radiator.

BATHROOM white suite comprising enclosed panel bath with mixer taps and shower over, vanity wash hand basin, low level w.c., radiator, laminated wood flooring, Velux window.

FIRST FLOOR

LANDING stairs to Second Floor.



BEDROOM ONE front aspect room with double glazed window, built in wardrobes, radiator.

BEDROOM THREE rear aspect room with double glazed window, built in wardrobe, radiator.

SECOND FLOOR



BEDROOM TWO dual aspect room with double glazed and Velux window, laminated wood flooring, built in wardrobe, eaves access and radiator.

RECESSED SHOWER CUBICLE fully tiled with under floor heating, wash hand basin.

OUTSIDE



TO THE REAR of the property the garden is both lawned and Astro turfed with panel fence and chain link surround and to the rear of the garden is a raised patio area in from of a **GARDEN ROOM/HOME OFFICE** with light and power.



M48620625 EPC BAND: TBC

COUNCIL TAX BAND: D

VIEWING: Please contact our Marlow office homes@andrewmilsom.co.uk or 01628 890707.

DIRECTIONS: using the postcode SL6 5EG when entering Alwyn Road from Pinkneys Road number 17 can be found towards the far end on the right hand side.

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 will be no delay in progressing a sale.

Allan Buckridge of Thameside Associates can guide you through the mortgage maze. A local independent broker with over 30 years' experience and access to all U.K. Lenders. 01628 623 600 or 0771 325 6712.

allan.buckridge@thamesideassociates.co.uk

69 The Parade, Bourne End, Bucks, SL8 5 SB. Full legal statement available upon request.

Your home is at risk if you do not maintain mortgage payments, or a loan secured on it.'

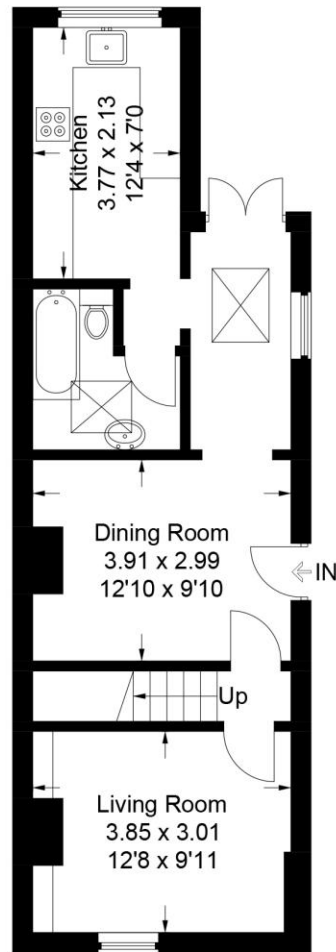
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

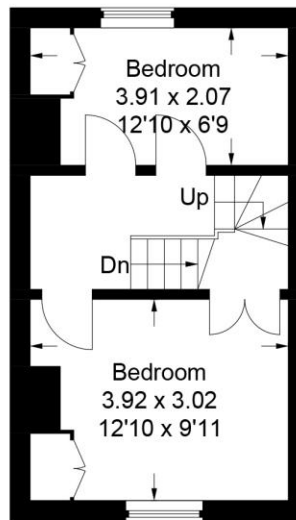
**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

17 Alwyn Road

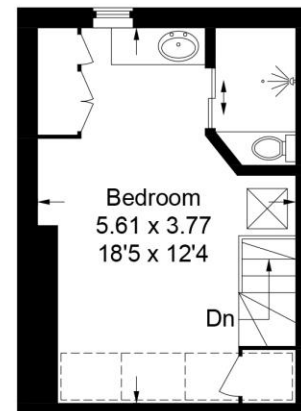
Approximate Gross Internal Area
 Ground Floor = 47.2 sq m / 508 sq ft
 First Floor = 27.1 sq m / 292 sq ft
 Second Floor = 21.6 sq m / 232 sq ft
 Outbuilding = 16.2 sq m / 174 sq ft
 Total = 112.1 sq m / 1,206 sq ft



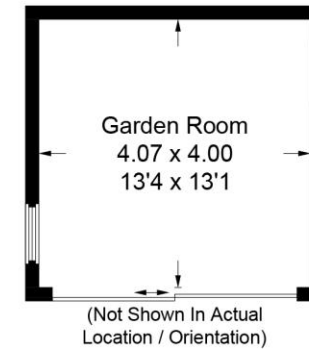
Ground Floor



First Floor



Second Floor



= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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