



**3 ASPEN PLACE, MALDERS LANE, PINKNEYS GREEN**  
**PRICE: O.I.R.O. £650,000 FREEHOLD**

**am** ANDREW  
MILSOM



**3 ASPEN PLACE  
MALDERS LANE  
PINKNEYS GREEN  
MAIDENHEAD  
BERKS SL6 6FR**

**PRICE: OFFERS IN THE REGION OF £650,000  
FREEHOLD**

A superb, spacious executive home built in 2010 by Hodgson Developments offering surprisingly large accommodation in an attractive small development set within a semi-rural location overlooking acres of National Trust grounds.

**FRONT & REAR GARDENS:**

**THREE GOOD SIZED BEDROOMS –  
ONE WITH ENSUITE SHOWER ROOM:  
FAMILY BATHROOM: CLOAKROOM:  
LOUNGE AREA: DINING AREA:  
21' KITCHEN/BREAKFAST ROOM:  
DOUBLE GLAZING: GAS CENTRAL HEATING:  
PART UNDERFLOOR HEATING:  
COMMUNAL PARKING AREA WITH OWN  
COVERED PARKING SPACE AND  
OPEN PARKING SPACE: VISITOR PARKING:  
QUIET SEMI RURAL LOCATION:  
VACANT POSSESSION: NO ONWARD CHAIN.**

**TO BE SOLD:** built in 2010 by Hodgson Developments, this surprisingly spacious mid terrace executive home offers good size and well laid out accommodation with many attractive features including underfloor heating to the ground floor, roomy ensuite shower room and family bathroom, 21' fitted kitchen/breakfast room and large lounge and dining areas. The property is within an attractive well maintained development of like houses with communal pathways and parking area where the property has a covered car parking space and an open parking space plus there are various visitor parking spaces. There is a neat enclosed rear garden and the property overlooks acres of beautiful National Trust land and is located within the village of Pinkneys Green with local pubs and restaurants nearby. There is immediate access to rural bridleways and footpaths across surrounding countryside much of which is National Trust land.

Maidenhead town centre is just two miles distant with an excellent range of shopping, sporting and social facilities and a railway station with service to Paddington which will link to Crossrail in the near future. There is also access to the A404, Marlow Bypass, within a few minutes' drive providing easy access to the M4 and M40 motorways.

The accommodation comprises:

Double glazed front door to **HALLWAY** is spacious with tiled floor and underfloor heating, downlights, thermostat, coved ceiling, deep under stairs cupboard and alarm unit.

**CLOAKROOM** with Villeroy and Boch suite and Hansgrohe fittings of low level w.c. with concealed cistern, wash basin, chromium heated towel rail, tiled flooring with underfloor heating, downlights, double glazing and extractor fan.



**KITCHEN/BREAKFAST ROOM:** with an excellent range of wall and base units with cupboards and drawers with solid oak doors, stainless steel sink unit all with granite work tops over, cupboard housing gas central heating boiler, built in Bosch washing machine and tumble dryer, built in Bosch dishwasher and built in five ring gas hob with stainless steel extractor fan over, a stack with Bosch oven and microwave, built in fridge freezer, coved ceiling, downlights, underfloor heating and attractive double glazed bay window to front.



**DINING AREA** double aspect with double glazed window and double glazed casement doors and side panels to outside, coved ceiling, downlights, underfloor heating. **LOUNGE AREA** coved ceiling, downlights, double glazed window, television aerial point, attractive limestone fireplace and hearth with inset electric fire, underfloor heating.

**FIRST FLOOR**

**LANDING** with coved ceiling, downlights, loft access and airing cupboard with pressure water heating system.



**BEDROOM ONE:** with downlights, double glazed window, radiator, large built in wardrobe, coved ceiling, fitted dresser unit with extensive drawers and surface.

**ENSUITE SHOWER ROOM** comprising Villeroy and Boch suite and Hansgrohe fittings with large walk in shower cubicle with screen and shower unit, low level w.c. in concealed cistern

**ENSUITE SHOWER ROOM** comprising Villeroy and Boch suite and Hansgrohe fittings with large walk in shower cubicle with screen and shower unit, low level w.c. in concealed cistern with surface over, wash basin in vanity cupboard unit, fully tiled with underfloor heating, chromium heated towel rail, illuminated mirror, downlights, extractor fan,.

**BEDROOM TWO:** coved ceiling, built in large wardrobe, downlights, double glazed window and radiator.

**BEDROOM THREE:** double glazed window, downlights, coved ceiling, built in double wardrobe.



**FAMILY BATHROOM** fully tiled with coved ceiling and downlights, illuminated mirror, chromium heated towel rail, extractor fan, Villeroy and Boch suite and Hansgrohe fittings with shower cubicle with shower mixer unit and curved screen, wash basin in vanity cupboard unit, tiled bath with centre mixer tap shower unit, low level w.c. in concealed cistern.

## OUTSIDE



**TO THE REAR** is a neatly landscaped garden with gravel path, flower and shrub beds and paved area, timber fencing on three sides.

**TO THE FRONT** is a small stepped garden with flower and shrub beds behind mature laurel hedging, pathway leading to

**COMMUNAL PARKING AREA** with covered car ports. The property has one covered car port and one open parking space.

**AC00003127**

**EPC BAND: C**

**VIEWING:** to avoid disappointment, please arrange to view with our Cookham office on 01628 531222. We shall be pleased to accompany you upon your inspection

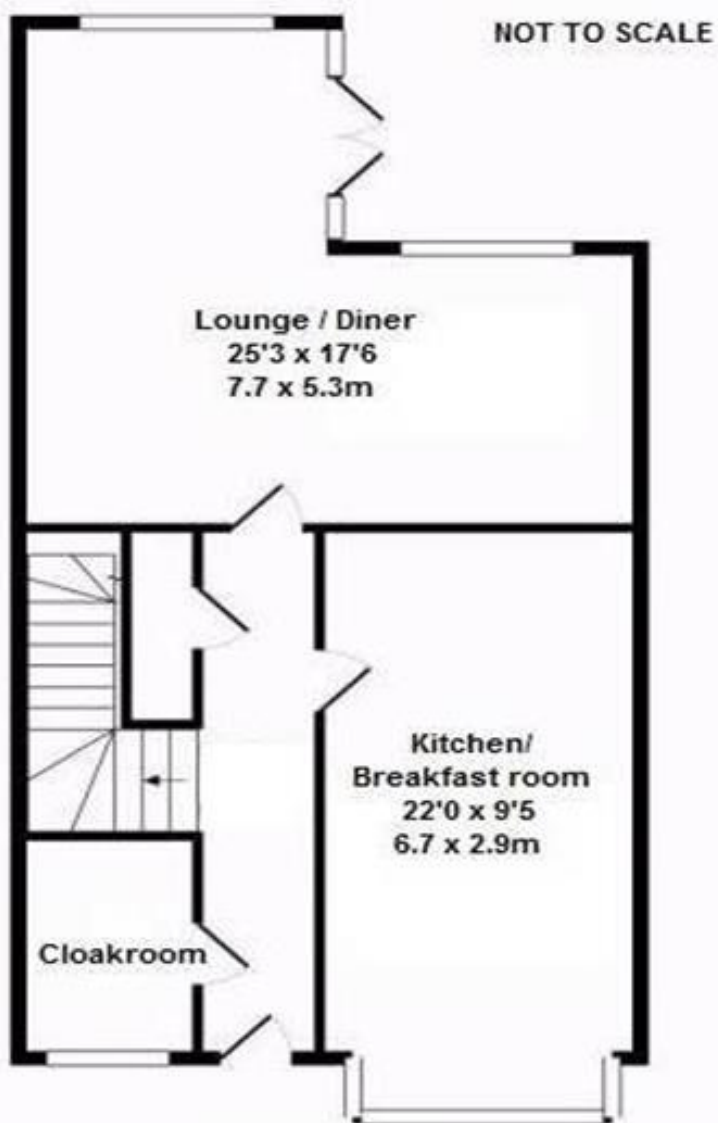
**DIRECTIONS:** from our offices in Cookham proceed along Station Rise to the roundabout taking the third exit onto Maidenhead Road. Proceed along Maidenhead Road, under the railway bridge, and after a few hundred yards turn right into Long Lane after approximately a mile join Choke Lane and turn left into Winterhill Road. Malders Lane can be found on the left hand side and Aspen Place will be found approximately 100 yards along the lane.

**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.

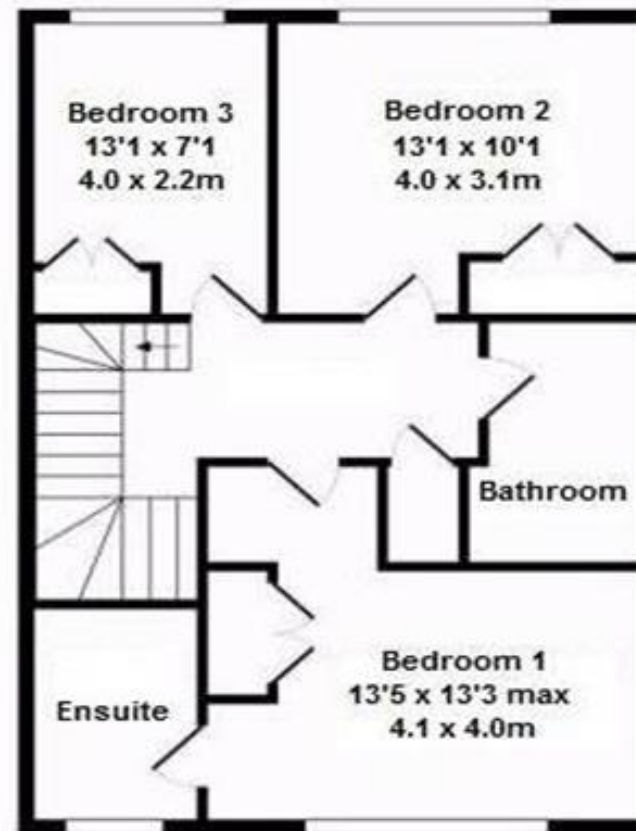


*For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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



Ground Floor



First Floor