



42 BURCOT GARDENS, MAIDENHEAD
PRICE: £595,000 FREEHOLD

am ANDREW
MILSON

**42 BURCOT GARDENS
MAIDENHEAD
BERKSHIRE SL6 7UR**

PRICE: £595,000 FREEHOLD

A modern, detached, three bedroom home presented in immaculate condition throughout located in a quiet residential cul de sac on the northern edge of Maidenhead conveniently located for local shops and countryside.

**THREE BEDROOMS: BATHROOM:
THROUGH LOUNGE/DINING ROOM:
KITCHEN: CLOAKROOM:
DOUBLE GLAZING: GAS CENTRAL
HEATING: DETACHED GARAGE:
DRIVEWAY PARKING FOR SEVERAL
VEHICLES: NEAT FRONT AND REAR
GARDENS :
QUIET CUL DE SAC LOCATION :
NO ONWARD CHAIN**

TO BE SOLD an exceptionally well presented light and airy three bedroom detached home in immaculate order throughout offering good sized light and airy accommodation with neat, well cared for front and rear gardens, there is a long brick paved driveway with ample parking leading to detached garage, the property is in a quiet cul de sac position on the edge of town conveniently located for local shops as well as countryside walks. Cookham village is approximately one and a half a miles away and the nearby town of Maidenhead offers larger amenities for schooling sporting and leisure and the mainline railway station with fast services via the Elizabeth Line to central London. The property is being sold with no onward chain.

The accommodation comprises:

COVERED PORCH with outside light to

double glazed leaded light front door with side panel to **HALLWAY**, with understairs cupboard, coved ceiling, radiator double glazed panel door to lounge, stairs to first floor.

CLOAKROOM with double glazed leaded light window, fully tiled floor and wall, washbasin with vanity cupboard unit, low WC with shelf over, mirrored door cabinet.



LOUNGE / DINING ROOM double aspect through room with double glazed Georgian grill bay window to front and double glazed Georgian grill window to rear, two radiators, TV point, York stone fireplace with tiled hearth and log effect gas fire with timber mantle and copper hood over, coved ceiling,



KITCHEN a good range of wall and floor white finished units comprising cupboards and drawers with deep pan drawer, one and half bowl enamel sink unit, all with black granite effect work surfaces, double aspect with double glazed door to side and double glazed window to rear, built in Bosch gas hob with extractor hood over, built in electric double oven and built in fridge freezer, cupboard housing Worcester wall mounted gas central heating boiler, tiled floor, attractive tiling to walls, down lights.

LANDING with loft access, coved ceiling, airing cupboard with hot water cylinder, double glazed Georgian window to side.

FIRST FLOOR



BEDROOM ONE with double glazed Georgian grill window to front, radiator, excellent range of bedroom furniture with wardrobes, cupboards and dressing unit and coved ceiling.



BEDROOM TWO with double glazed Georgian grill window to rear, radiator, coved ceiling, built in double wardrobe.

BEDROOM THREE double glazed window to front, radiator, coved ceiling, built in double wardrobe.



BATHROOM double glazed Georgian window to rear, fully tiled floor and walls, panelled bath, Aqualisa shower unit with bi-fold screen, wash basin and WC in combination unit with vanity cupboard and surface, radiator.

OUTSIDE

FRONT GARDEN is chiefly laid to lawn with neat brick paviour driveway and pathway to front door, The driveway is a good length with ample parking for several vehicles, leading to

DETACHED GARAGE with up and over door, power and light and double glazed side pedestrian door and window.



THE REAR GARDEN neatly laid to lawn with paved patio and path to rear seating area, useful

storage area behind the garage, outside lights and tap, fenced on three sides

DIRECTIONS: follow directions to SL6 7UR, drive into Burcot Gardens and number 42 can be found on the right-hand side close to the Cul de sac at the end.

AC00003508 EPC BAND: D

COUNCIL TAX BAND: E

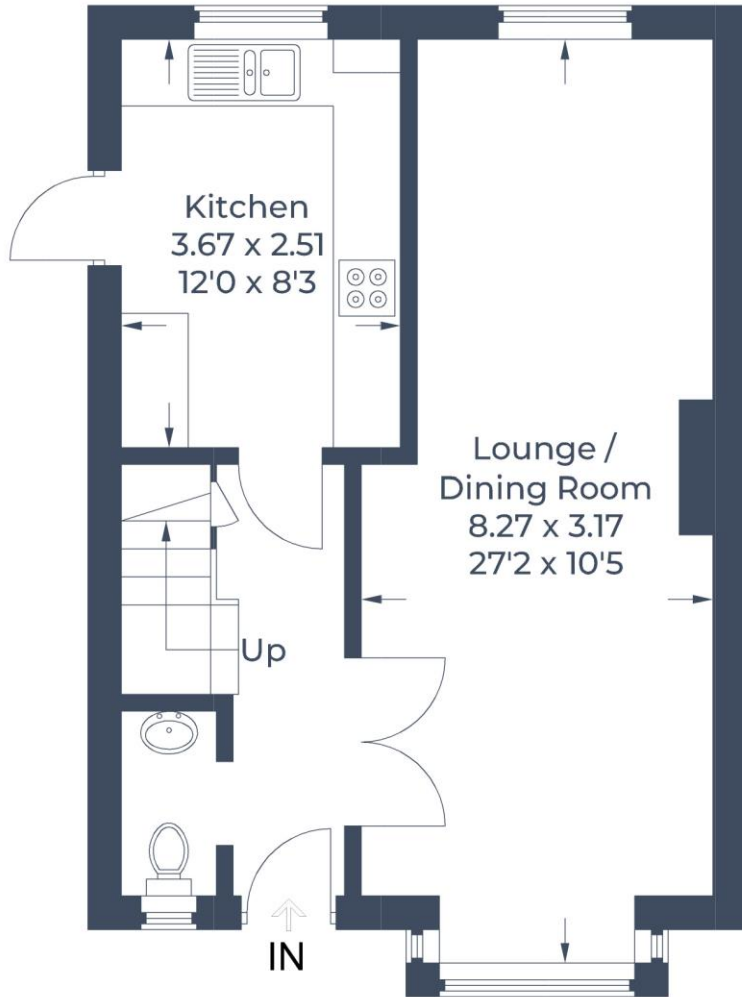
VIEWING. Please arrange to view with our **Cookham Office on 01628 531222**. We shall be pleased to accompany you on your inspection.

MONEY LAUNDERING REGULATIONS:

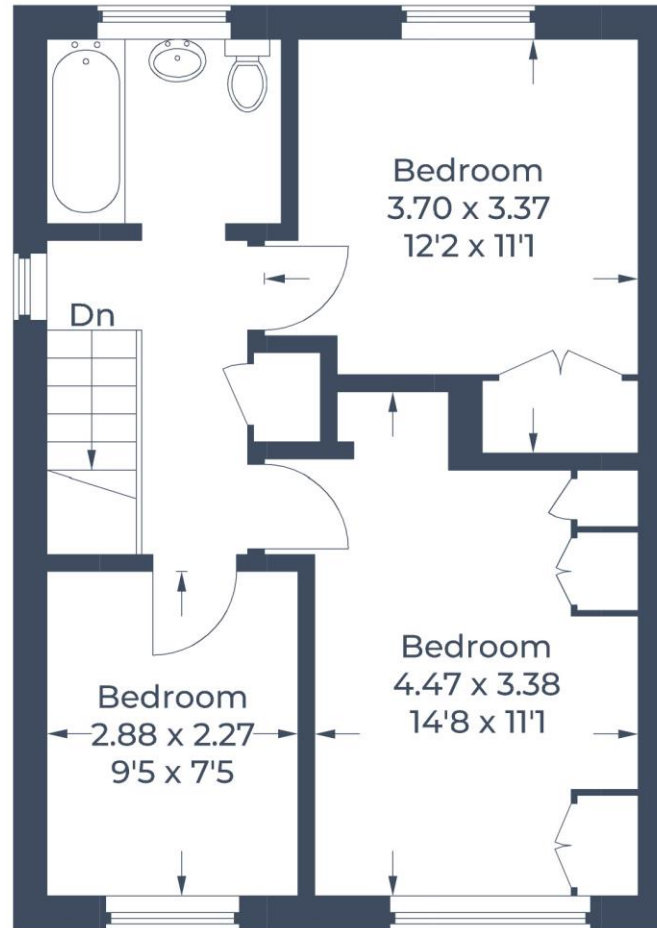
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale. For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a 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

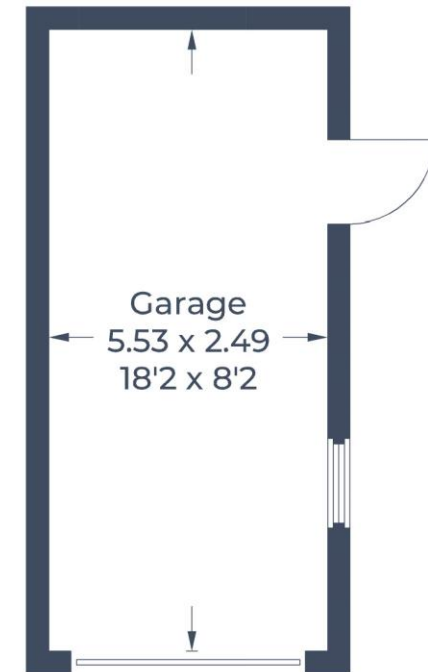
Approximate Gross Internal Area
Ground Floor = 41.8 sq m / 450 sq ft
First Floor = 40.5 sq m / 436 sq ft
Garage = 13.9 sq m / 150 sq ft
Total = 96.2 sq m / 1,036 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only,
measurements are approximate, not to scale.