



**41 PRINCE ANDREW ROAD, MAIDENHEAD**  
**PRICE: £535,000 FREEHOLD**

**am** ANDREW  
MILSON



**41 PRINCE ANDREW ROAD  
MAIDENHEAD  
BERKS SL6 8QQ**

**PRICE: £535,000 FREEHOLD**

An immaculately presented modern extended, three bedroom terrace house with the benefit of a loft room conveniently located between Maidenhead town centre and the River Thames.

**PLEASANT FRONT & REAR GARDENS:  
THREE BEDROOMS PLUS LOFT ROOM:  
FAMILY BATHROOM:  
OPEN PLAN LOUNGE, KITCHEN & DINING  
AREA: GAS CENTRAL HEATING:  
DOUBLE GLAZING:  
GARAGE IN SEPARATE BLOCK.  
QUIET LOCATION**

**TO BE SOLD:** this modern mid terrace house has been extremely well modernised and converted in recent years and benefits from additional useful space in the loft, with velux and dormer window, currently used as an office. There are three bedrooms and a luxury bathroom on the first floor. The ground floor has quality Amico timber effect flooring throughout and the accommodation is open plan and provides a pleasant lounge area to the front with a bespoke well-appointed fitted kitchen and dining area opening onto the rear garden. To the rear of the garden is a path leading to the garage block. The property has been recently very tastefully decorated throughout and an internal inspection is highly recommended. Prince Andrew Road is located off Ray Mill Road West within a short walk of the river area and also conveniently located for Maidenhead town centre with its amenities for shopping, social, sports and schooling as well as the mainline Maidenhead railway station with fast services to Central London. There is easy access to the M4 and M40 motorways. The accommodation comprises:

Double glazed leaded light composite front door with side panels to  
**HALLWAY** with coved ceiling, vertical radiator and stairs to First Floor.



**SITTING AREA** with double glazed window to front, coved ceiling, downlights, under stairs cupboard, log burner fitted on granite hearth.



**KITCHEN AREA** a superb range of bespoke fitted units comprising numerous wall and floor cupboards with five a door row of full height cupboards with shelving, large peninsular unit with breakfast bar, drawers and cupboards all under quality solid wood worktops, pull out larder, enamel sink unit, attractive tiling where appropriate, Flavel free standing five ring gas range style cooker with stainless steel

extractor, plumbing for washing machine and dishwasher, wall mounted gas central heating boiler in cupboards.



**FIRST FLOOR**

**LANDING** coved ceiling, stairs to Loft with cupboards and drawers.



**BEDROOM ONE:** double glazed window to front, radiator, downlights, coved ceiling, sliding door.

**BEDROOM TWO:** double glazed window to rear overlooking the garden, coved ceiling, downlights, built in double wardrobe.

**BEDROOM THREE** with suspended ceiling with downlights, double glazed window to front, sliding door and radiator.



**BATHROOM** a luxury suite with shower/bath unit with shower screen and rainforest shower head and hand shower, subway tiling, half-timber panel walls, double glazing, suspended ceiling with downlights, rectangular wash basin in vanity unit, low level w.c., chromium heated towel rail, Amtico tile effect flooring.



**LOFT ROOM** a great use of space with eaves cupboards, two Velux windows to the front and double glazed Dormer to the rear.

## OUTSIDE

**TO THE FRONT** is a garden chiefly laid to lawn with flower and shrub beds with pathway leading to the road.



**TO THE REAR** is a good sized garden offering a high degree of privacy chiefly laid to lawn with neat flower and shrub borders to either side, paved patio and seating areas to the rear, outside light and gated access through to pathway leading to the garage block where there is to be found the **GARAGE** with up and over door.

**MH000019550424**

**EPC BAND: TBA**

**COUNCIL TAX BAND: TBC**

**VIEWING:** Please contact our Cookham office [cookham@andrewmilsom.co.uk](mailto:cookham@andrewmilsom.co.uk) or 01628 531 222.

**DIRECTIONS:**

**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.

Attfield James Financial Management can guide you through the Mortgage maze. Part of the Fairstone Group with access to the whole mortgage market including later life mortgages and equity release. They also advise on insurances, pensions and investments. 01628 623 600. [allan@attfieldjamesfm.co.uk](mailto:allan@attfieldjamesfm.co.uk) [www.attfieldjamesfinancialmanagement.co.uk](http://www.attfieldjamesfinancialmanagement.co.uk) *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**

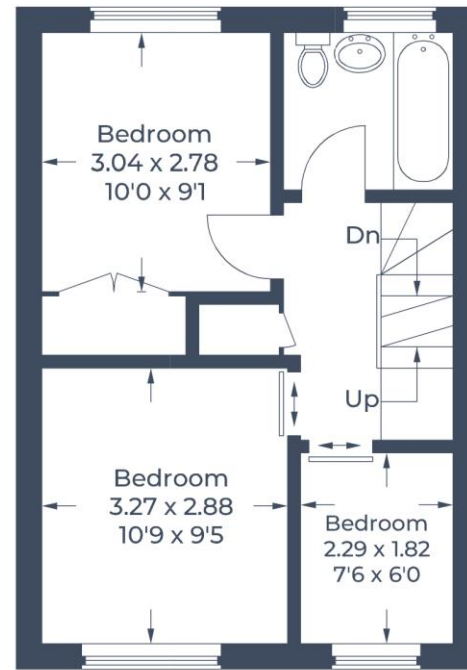




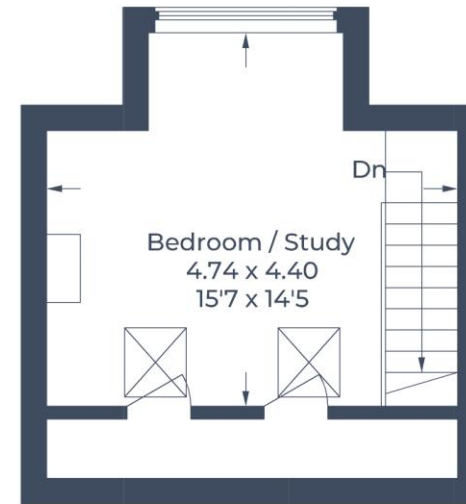
Approximate Gross Internal Area  
 Ground Floor = 44.7 sq m / 481 sq ft  
 First Floor = 34.9 sq m / 376 sq ft  
 Second Floor = 22.5 sq m / 242 sq ft  
 Garage = 12.7 sq m / 137 sq ft  
 Total = 114.8 sq m / 1,236 sq ft



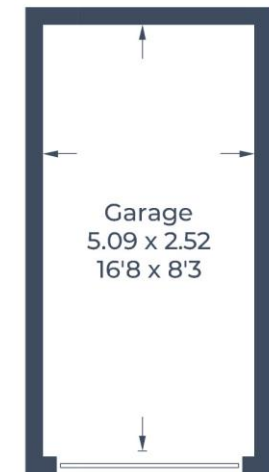
**Ground Floor**



**First Floor**



**Second Floor**



(Not Shown In Actual Location / Orientation)

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

© CJ Property Marketing Produced for Andrew Milsom