



5 ELMWOOD, MAIDENHEAD
PRICE: £1,200,000 FREEHOLD

am ANDREW
MILSON

**5 ELMWOOD
MAIDENHEAD
BERKS SL6 8HX**

PRICE: £1,200,000 FREEHOLD

NEW TO MARKET

A substantial detached family home recently refurbished and newly decorated throughout with huge potential for extension (SSTP) occupying a generous plot with a large south facing rear garden set in a quiet cul de sac in the ever popular river area of Maidenhead.

**LARGE GARDENS FRONT AND REAR:
FOUR GOOD BEDROOMS – ONE WITH
ENSUITE SHOWER ROOM:
FAMILY BATHROOM: THROUGH 26'
RECEPTION ROOM: STUDY: GROUND
FLOOR SHOWER ROOM: LARGE FITTED
KITCHEN/BREAKFAST ROOM: UTILITY
ROOM: GAS CENTRAL HEATING:
DOUBLE GLAZING: DETACHED DOUBLE
GARAGE. QUIET LOCATION.
NO ONWARD CHAIN.**

TO BE SOLD: this modern large, detached family home, which has been in the same family for fifty years is offered to the market in excellent order with refurbished kitchen and bathrooms and total redecoration throughout. Set on a very large plot with good sized front garden with driveway with ample parking for several vehicles leading to a large double garage and the rear garden, again of a good size, offers a high degree of privacy and enjoys a southerly aspect. The property has great potential for an extension project, subject to planning. Elmwood is a quiet cul de sac location within the popular river area of Maidenhead on the very edge of the northern boundaries with river and country walk close by. The property is offered with vacant possession and no chain. Maidenhead town has major amenities for senior schooling, sporting, social and shopping and

the Maidenhead main line railway station has fast services to Central London, via the Elizabeth Line. The M4 and M40 motorways are close by. The accommodation comprises:

COVERED PORCH with quarry tiled floor and outside light with composite double glazed front door and side panels to

HALLWAY quality wooden flooring, radiator, under stairs storage space, coved ceiling.



THROUGH LOUNGE/DINING ROOM a light and airy room, triple aspect double glazed windows to front and side, double glazed windows and casement doors to rear, quality wooden flooring, two radiators coved ceiling and door to



KITCHEN/BREAKFAST ROOM again, another good sized space with double glazed window to rear, excellent range recently installed cream fronted units comprising cupboards and drawers, deep pan drawers, fully height cupboards and large cupboard housing a Vaillant gas central heating boiler, one and a half bowl stainless steel sink unit, built in Nuve electric oven with gas hob over and stainless steel extractor fan, built in fridge freezer, built in dishwasher, downlights, coved ceiling, quality wooden flooring.

UTILITY ROOM wall and floor cupboards with work tops over, double glazed window, plumbing for washing machine, coved ceiling, stainless steel sink unit.

STUDY coved ceiling, radiator and double glazed window to front.

SHOWER ROOM with white suite of large shower cubicle with shower head and hand shower, low level w.c., pedestal basin, tiled flooring, chromium heated towel rail, double glazing, extractor fan, fully tiled walls.

FIRST FLOOR

LANDING access to loft space, deep linen cupboard, coved ceiling.



BEDROOM ONE double glazed window to rear, built in double wardrobe and cupboard, coved ceiling, radiator.

ENSUITE SHOWER ROOM with suite of shower cubicle with shower head and hand shower, low level w.c., pedestal basin, fully tiled floor and walls, extractor fan, chromium heated towel rail.

BEDROOM TWO double aspect with windows to front and side, built in double wardrobe, coved ceiling and radiator.

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

BEDROOM FOUR double aspect with windows to rear and side, built in single wardrobe, coved ceiling and radiator.

FAMILY BATHROOM white suite of large panel bath, pedestal basin and low level w.c., double glazed window to side, chromium heated towel rail, extractor fan.

OUTSIDE

DETACHED DOUBLE GARAGE with up and over door to the front, pedestrian door to side with double glazed windows to rear, power and light.

TO THE FRONT is a large expanse of lawn and generous brick paved driveway with ample parking for several vehicles leading to Garage. Gated side access through to



THE REAR GARDEN a substantial south facing garden chiefly laid to lawn with mature deciduous trees, flower and shrub borders, seating area to side. Adjacent to the property and accessed from the main reception room is a large area of well-maintained timber decking.

MH000019220424

EPC BAND: C

COUNCIL TAX BAND: G

VIEWING: Please contact our Cookham office cookham@andrewmilsom.co.uk or 01628 531 222.

DIRECTIONS: using the postcode **SL6 8HX** on entering Elmwood number 5 can be found almost at the end of the cul de sac on the left 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.

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.

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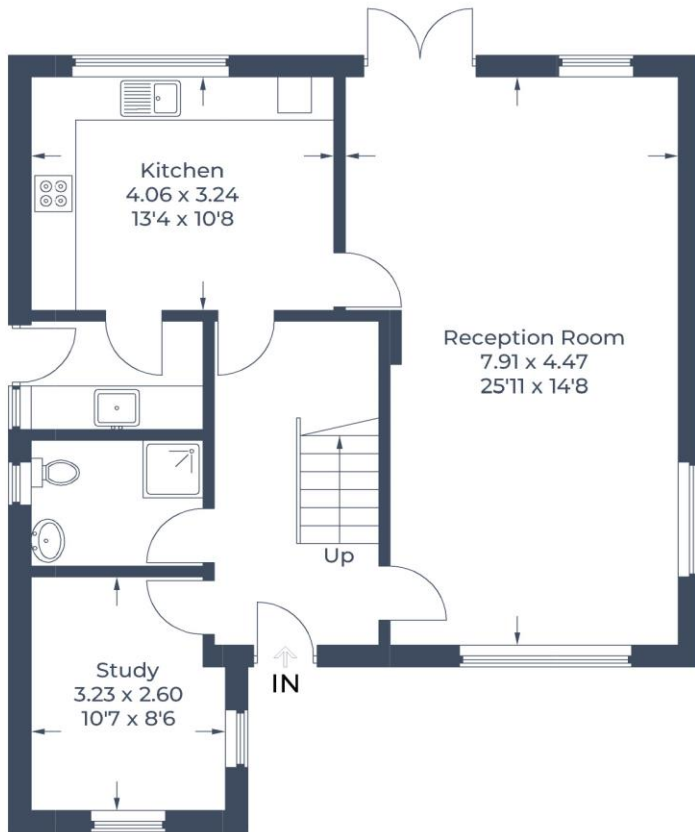
Your home is at risk if you do not maintain mortgage payments or a loan secured on it.

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.

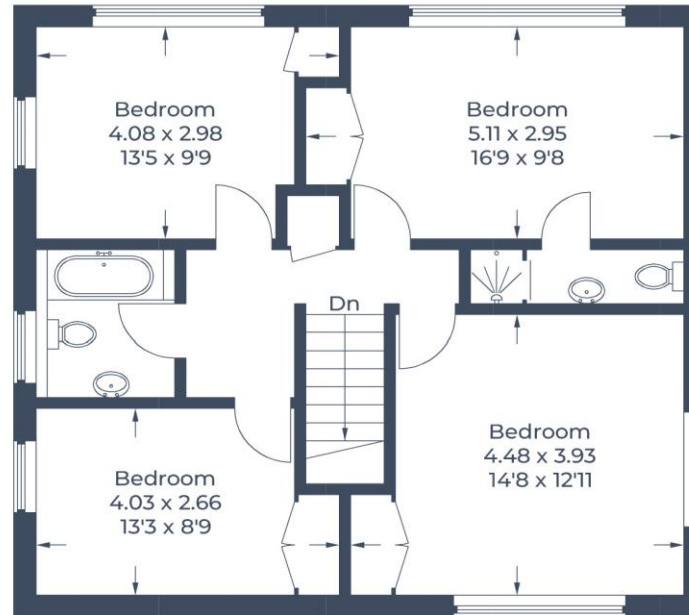
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area
Ground Floor = 74.8 sq m / 805 sq ft
First Floor = 68.3 sq m / 735 sq ft
Garage = 27.8 sq m / 299 sq ft
Total = 170.9 sq m / 1,839 sq ft



Ground Floor



First Floor

