



61 COURTLANDS, MAIDENHEAD
PRICE: £475,000 FREEHOLD

am ANDREW
MILSOM

**61 COURTLANDS
SHOPPENHANGERS ROAD
MAIDENHEAD
BERKS SL6 2PT**

PRICE: £475,000 FREEHOLD

A three bedroom semi-detached house in a quiet development within a stone's throw of Maidenhead railway station.

SOUTH FACING REAR GARDEN:

THREE BEDROOMS:

GROUND FLOOR BATHROOM:

THROUGH LOUNGE/DINING ROOM:

KITCHEN: GAS CENTRAL HEATING:

DOUBLE GLAZING: DRIVEWAY PARKING:

BRICK BUILT GARDEN STORE.

QUIET LOCATION. NO ONWARD CHAIN.

TO BE SOLD: Courtlands is a mixed development of apartments and houses located off Shoppenhangers Road, the entrance being opposite Maidenhead railway station. The accommodation is in good order and comprises three bedrooms on the first floor, kitchen, bathroom and through lounge/dining room on the ground floor with off street parking and side access to a good sized south facing rear garden. Being centrally located for Maidenhead town with shopping, schooling, sporting and social amenities and Maidenhead mainline railway station with fast service to Central London and beyond via the Elizabeth Line. The M4 and M40 motorways are easily accessible. The accommodation comprises:

Double glazed front door to **Hallway** with timber flooring, coved ceiling.



BATHROOM double aspect with double glazed windows to side and front, panel bath with mixer bar, shower and screen, pedestal basin, low w.c., plumbing for washing machine, extractor fan, downlights, tiled walls and floor.



LOUNGE/DINING ROOM timber floor, double aspect with double glazed window to front and double glazed sliding patio doors to garden, coved ceiling, two radiators in screens.



KITCHEN cream fronted wall and floor cupboards and drawer units with stainless steel sink unit, built in gas hob with electric oven under and stainless steel extractor hood over, wall mounted gas central heating boiler, tiled floor and part tiled walls, radiator, double aspect with double glazed window to garden and double glazed door to side, coved ceiling, plumbing for dishwasher.

FIRST FLOOR

LANDING with built in linen cupboard, access to loft, coved ceiling.



BEDROOM (REAR RIGHT) double glazed window overlooking the garden, radiator, coved ceiling and built in wardrobe.



BEDROOM (FRONT RIGHT) double glazed window, radiator, built in wardrobe.



BEDROOM (REAR LEFT) built in wardrobe, double glazed window overlooking the rear garden, radiator, coved ceiling.

OUTSIDE



TO THE REAR is a good sized garden with a gravelled seating area with flower and shrub beds, retaining timber sleeper steps up to lawn with gravel and pebble flower and shrub beds, fenced on three sides, garden shed and a brick built store, gated access to

THE FRONT GARDEN which has driveway parking.

MH000024710424 **EPC BAND: TBC**

COUNCIL TAX BAND: TBC

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

DIRECTIONS: Courtlands is located in Shoppenhangars Road, opposite the station entrance. No 61 can be found at the back of the development in the left hand corner.

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 = 39.3 sq m / 423 sq ft
First Floor = 38.8 sq m / 418 sq ft
Total = 78.1 sq m / 841 sq ft



Ground Floor



First Floor

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.