



19 CLIVEDEN MEAD, MAIDENHEAD
PRICE: £1,100,000

am ANDREW
MILSOM

**19 CLIVEDEN MEAD
MAIDENHEAD
BERKS SL6 8HE**

PRICE: £1,100,000 FREEHOLD

A substantial modern detached family home situated in a quiet location within the ever popular river area.

**FRONT & REAR GARDENS:
FOUR BEDROOMS – ONE WITH ENSUITE
SHOWER ROOM: FAMILY SHOWER ROOM:
CLOAKROOM: LARGE SITTING/DINING
ROOM:
FURTHER RECEPTION ROOM: QUALITY
FITTED KITCHEN: DOUBLE GLAZING:
GAS CENTRAL HEATING:
DOUBLE GARAGE:
EXTENSIVE DRIVEWAY PARKING.**

TO BE SOLD: an attractive modern detached house featuring old stock brick work offering spacious light, airy and versatile family accommodation with four good bedrooms – one with ensuite shower room and a family shower room on the first floor. The well laid out ground floor comprises a large open plan sitting and dining area opening out onto pleasant southeast facing garden, open plan with the extremely well fitted kitchen. There is also a further reception room currently used as a formal dining room which could be a study/office/playroom, cloakroom on the ground floor. There is a double garage and a well kept mature garden with block pavior driveway with ample parking for several vehicles. To the rear the garden is beautifully well stocked benefits from a high degree of privacy. Cliveden Mead is a quiet side road located in the popular river area of Maidenhead. Maidenhead town boasts extensive amenities for schooling, sporting, shopping and social with the mainline railway station serves Central London with fast services via the Elizabeth Line and the M4 and M40 motorways are easily accessible.

The accommodation comprises:

ENTRANCE HALL with outside lights, attractive parquet flooring, radiator, coved ceiling, stairs to First Floor with cupboard under and understairs storage space, window to front. Large cupboard with plumbing for washing machine and double glazed window.

CLOAKROOM with low w.c., pedestal basin, double glazed window to front, part Travertine tiled walls and tiled floor, heated towel rail.



DINING ROOM/STUDY double glazed Georgian grill window to front, coved ceiling, radiator, vinyl flooring.



SITTING/DINING ROOM open plan with attractive parquet flooring, two sets of double glazed Georgian grill casement doors and side panels to garden, two radiators, coved ceiling, wall light points, feature gas fire with pebble effect in Cotswold stone surround.



KITCHEN an excellent range of wall and floor solid timber units comprising cupboards, drawers, pan drawers, stack of double oven, built in five ring gas hob with stainless steel extractor fan over, pull out spice rack, built in full height fridge, built in freezer, built in dishwasher, one and a half stainless steel sink unit, all under extensive granite work tops extending to peninsular unit with breakfast bar and cupboards under, downlights, double glazed Georgian grill windows overlooking the garden.

FIRST FLOOR

LANDING two double glazed Georgian grill windows, airing cupboard with water cylinder, downlights, radiator, storage cupboards.

SHOWER ROOM walk in shower unit with curved screen and Aqualisa shower, wash basin with vanity cupboard, low w.c., chromium heated towel rail, fully tiled walls and floor, double glazed Georgian grill window, downlights, extractor fan.



BEDROOM ONE: coved ceiling, vinyl flooring, six door built in wardrobe, radiator, double glazed Georgian grill window to rear.

BEDROOM TWO: double glazed Georgian grill window overlooking the garden, built in wardrobe, loft access, vinyl flooring, radiator, coved ceiling.

BEDROOM THREE: double glazed Georgian grill window overlooking the garden, built in double wardrobe, coved ceiling, radiator.

ENSUITE SHOWER ROOM shower cubicle with Aqualisa shower unit, fully tiled walls and floor, double glazed window, extractor fan, downlights, pedestal basin, low w.c.

BEDROOM FOUR: double glazed Georgian grill windows overlooking the front garden, radiator, coved ceiling.

SHOWER ROOM low w.c., shower cubicle with Aqualisa shower unit, wash basin, radiator, extractor fan, downlights.

OUTSIDE

TO THE FRONT is an attractively laid out garden chiefly laid to lawn with mature flower and shrub beds and block pavior driveway with ample parking for several vehicles with side access through to



THE REAR GARDEN a beautiful southeast facing garden with a very high degree of privacy chiefly laid to lawn with an abundance of flower and shrubs, mature deciduous and fruit trees, crazy paved patio area with outside lights, bounded by fencing and walls.

DOUBLE GARAGE with up and over door power and alight and pedestrian door.

EPC BAND: D

COUNCIL TAX BAND: G

VIEWING: To avoid disappointment, please arrange to view with our **Cookham office on 01628 531 222**. We shall be pleased to accompany you upon your inspection.

DIRECTIONS: Follow directions to SL6 8HE and no 19 will be found on the right hand side if you turn in from Sheephouse Road

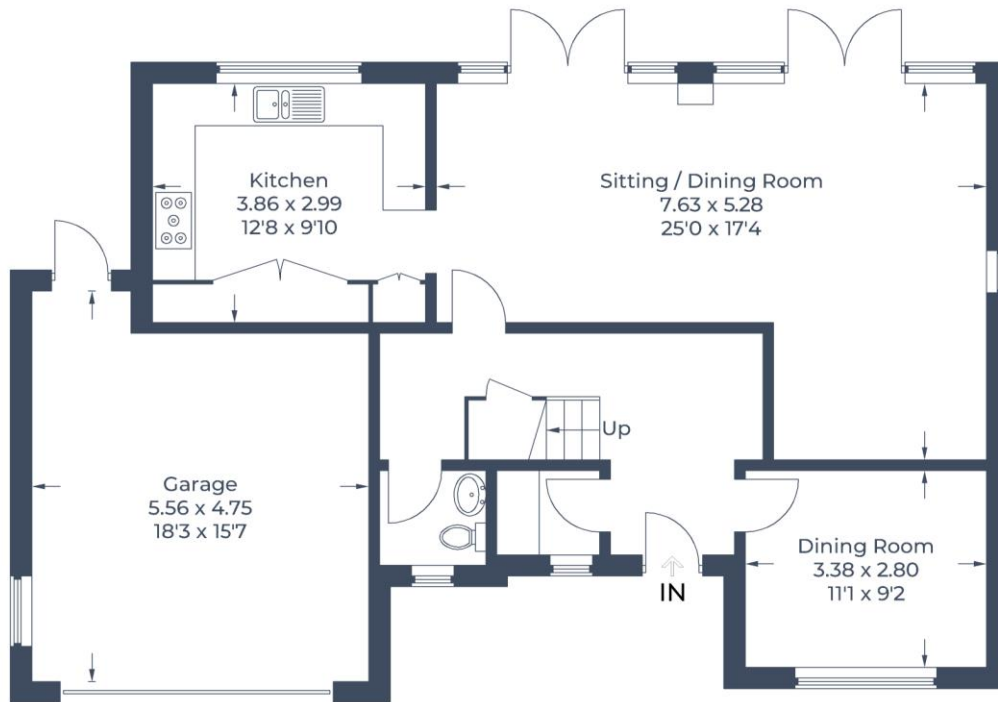
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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 and furnishings.

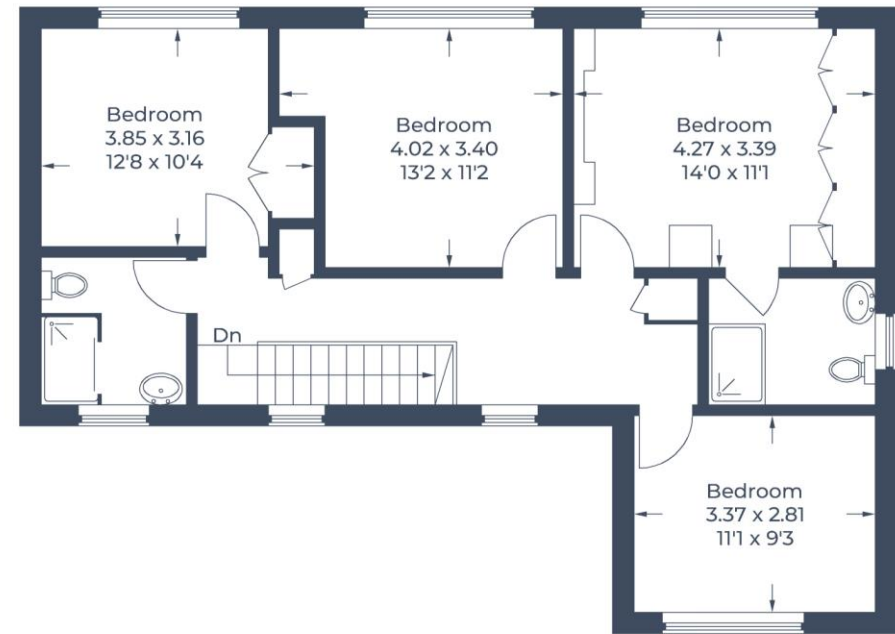
Letting and Management: We offer a comprehensive range of services for landlords. Please call 01628 816590 for further details.



Approximate Gross Internal Area
Ground Floor = 74.5 sq m / 802 sq ft
First Floor = 72.9 sq m / 785 sq ft
Garage = 24.5 sq m / 264 sq ft
Total = 171.9 sq m / 1,851 sq ft



Ground Floor



First Floor