



2 ELLINGTON GARDENS, TAPLOW
PRICE: £1,195,000 FREEHOLD

am ANDREW
MILSON

**2 ELLINGTON GARDENS
TAPLOW
BUCKS
SL6 0AY**

PRICE: £1,195,000 FREEHOLD

An elegant three storey Edwardian detached town house set in a quiet backwater private road, a stone's throw from the River Thames retaining much of the original charm.

**FIVE BEDROOMS, ONE WITH EN SUITE
SHOWER ROOM: FAMILY BATHROOM
WITH SEPARATE WC: TWO CHARMING
RECEPTION ROOMS, ONE WITH
ADDITIONAL BESPOKE
CONSERVATORY/DINING AREA: KITCHEN
BREAKFAST ROOM: UTILITY ROOM :
CLOAKROOM: GARDEN**

TO BE SOLD: Built in 1910, this charming Edwardian detached family townhouse is set over three floors and has been sympathetically modernised by the current owners whilst retaining much of its original character, including high ceilings with original ceiling cornicing and original front door, the bathrooms and kitchen have been modernised to a high standard with various fixtures and fittings emulating the era of the property. There are two good sized reception rooms and the rear reception room has been extended with a bespoke conservatory providing a pleasant dining area overlooking the garden. On the first floor are three generous bedrooms, one with a spacious en suite shower room plus a further bathroom and separate wc. On the third floor are a further two good sized bedrooms and plenty of attic storage. The rear garden is fenced on three sides and offers a fair degree of privacy, the property is located in a quiet backwater, private road within a very short walk of Maidenhead bridge and the River Thames. Maidenhead town offers many amenities for schooling, shopping, sports and social requirements and the Maidenhead mainline station is now served by the Elizabeth line with fast services into central London

and beyond. For the motorist the M4 and M40 motorways are close by.

The accommodation comprises:

Archway over **COVERED PORCH** with quarry tiled floor and original hardwood leaded light front door with leaded light sidelights to **HALLWAY** L-shaped with solid timber flooring, retro style radiator, feature coving to ceiling, understairs storage.



FRONT RECEPTION ROOM with attractive double glazed leaded light square bay window, retro style radiators, dado rail, solid timber flooring, feature coving to ceiling, brick fireplace with timber mantle and quarry tile floor.



REAR SITTING ROOM with feature limestone fireplace with inset gas log effect fire, attractive coving to ceiling, downlights, built in shelves and cupboards,

three radiators in total, double aspect with casement doors and side windows to garden, spotlights, additional bespoke conservatory dining area with double glazed casement doors and windows overlooking the garden.



KITCHEN/BREAKFAST ROOM extremely well designed, sympathetic bespoke kitchen with excellent range of wall and floor cupboard and drawer units with inset butlers sink all under quality quartz surfaces, pull out spice rack, shelving, built in dishwasher and free standing Belling five hob gas range cooker with extractor hood over and attractive tiled splashback, downlights, walk in larder with shelving and window, triple aspect double glazed windows to front side and rear, porcelain tiled flooring, door to

UTILITY ROOM porcelain tiled flooring, built in cupboards with worktops, plumbing for washing machine, double glazed door and window to outside, wall mounted cupboard with wall mounted Worster gas central heating boiler.

CLOAKROOM with low wc, pedestal basin, tiled flooring, window to garden and downlights.

HALF-LANDING with double glazed window to side and coved ceiling.

FIRST FLOOR

LANDING Coved ceiling



BEDROOM ONE a very spacious master bedroom with attractive square double glazed leaded light windows to front, retro style radiators, attractive coved ceiling, fitted four door wardrobe.



BEDROOM TWO retro style radiator, double glazed window overlooking garden, attractive coved ceiling, picture rail, antique cast iron fireplace.

BEDROOM THREE antique cast iron fireplace, double glazed window to rear, attractive coved ceiling, retro style radiator.



BATHROOM panelled bath with Burlington Victorian style mixer tap and shower unit, retro style radiator, double glazed window to side, Burlington heritage style washbasin with Victorian style mixer taps, downlights attractive patterned floor tiling.

SEPARATE CLOAKROOM with low wc

SECOND FLOOR LANDING with double glazed Velux window and under eaves storage space.

BEDROOM FOUR with double glazed window to rear, radiator, inset shelving, built in three door wardrobe.

BEDROOM FIVE with double glazed leaded light window to front, radiator, under eaves storage.

OUTSIDE



REAR GARDEN chiefly laid to lawn with fencing on three sides giving a high degree of privacy, timber

decking area and paved seating area with side access through to front, with mature flower and shrub beds and outside tap, lights and garden shed.

FRONT GARDEN with driveway parking to side, wrought iron gates and fencing.

DIRECTIONS from Maidenhead town centre proceed East along the A4 Bath Road over and across Maidenhead Bridge to Taplow at the roundabout take the first right into Ellington Road and Ellington Gardens will be found on the right hand side number 2 is the second house in on the right hand side.

AC03514

EPC BAND: D

COUNCIL TAX BAND: G

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 = 84.9 sq m / 914 sq ft
 First Floor = 66.0 sq m / 710 sq ft
 Second Floor = 49.5 sq m / 533 sq ft
 Total = 200.4 sq m / 2,157 sq ft

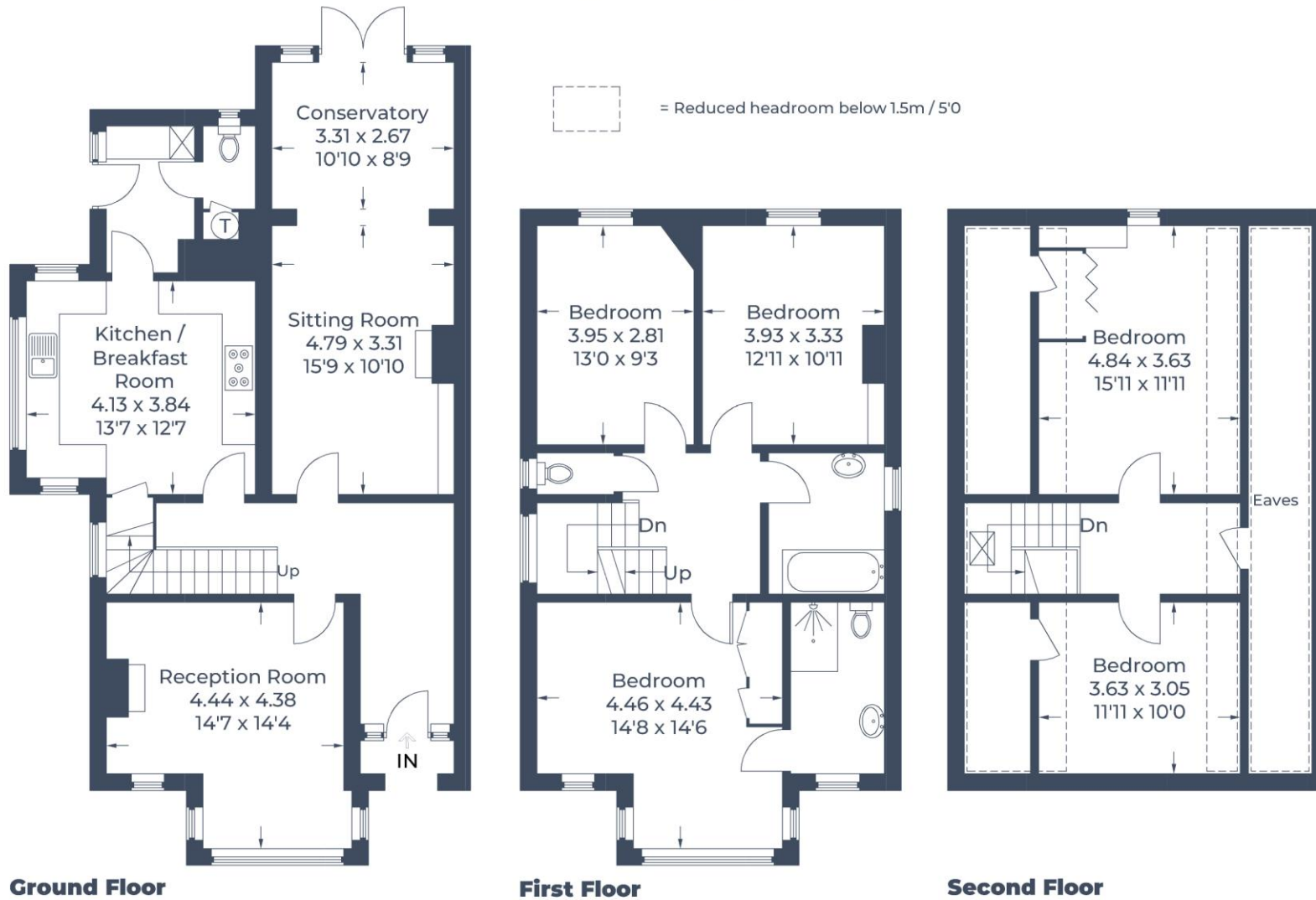


Illustration for identification purposes only,
 measurements are approximate, not to scale.