



6 SADLERS MEWS, MAIDENHEAD
PRICE: £465,000 FREEHOLD

am ANDREW
MILSOM

**6 SADLERS MEWS
MAIDENHEAD
BERKS SL6 1TQ**

PRICE: £465,000 FREEHOLD

A three bedroom Neo Georgian semi-detached house conveniently located within half a mile of the town centre and railway station presented in good order throughout.

**FRONT & REAR GARDENS:
THREE BEDROOMS: BATHROOM:
CLOAKROOM: LOUNGE/DINING ROOM:
KITCHEN: DOUBLE GLAZING:
GAS CENTRAL HEATING:
GARAGE IN SEPARATE BLOCK.
NO ONWARD CHAIN.**

TO BE SOLD: this three bedroom, Neo Georgian semi-detached house is offered to the market with no onward chain and offers well laid out accommodation, ideal for a first time buyer or buy to let investor. The property benefits from a garage in a separate block and is within walking distance of Maidenhead town centre with amenities for social, schooling, sports and shopping, as well as the Maidenhead main line railway station with fast services, via the Elizabeth Line, to Central London. For the motorist, the M4 and M40 motorways are easily accessible. The accommodation comprises:

COVERED PORCH storage cupboard and hardwood front door to

HALLWAY coved ceiling, stairs to First Floor and double glass panel casement doors to Living/Dining Room.

CLOAKROOM comprising low w.c., wash basin, radiator, double glazed window.



LIVING/DINING ROOM good sized room with Georgian grill double glazed window and arched casement doors to garden, three radiators, coved ceiling, parquet flooring, under stairs cupboard with wall mounted gas central heating boiler.



KITCHEN modern stylish grey fronted units comprising wall and floor cupboards and drawers with work surfaces over, built in electric oven with gas hob and stainless steel extractor hood over, stainless steel sink unit, plumbing for washing machine and dishwasher, tiled floor, part tiled walls, double glazed Georgian grill window to front, space for fridge freezer, radiator, large cupboard with shelving.

FIRST FLOOR

LANDING double glazed Georgian grill window to side, airing cupboard with hot water cylinder.



BEDROOM ONE double glazed Georgian grill window to front, built in double wardrobe, radiator.



BEDROOM TWO double glazed Georgian grill window to rear, built in wardrobe, radiator.



BEDROOM THREE double glazed Georgian grill window to rear, radiator.



BATHROOM double glazed Georgian grill window, low w.c., pedestal wash basin, panel bath with Aqualisa shower unit, part tiled walls, radiator.

OUTSIDE



TO THE REAR the garden is walled and fenced giving a high degree of privacy, fully paved with flower and shrub beds and side gate access to

TO THE FRONT is an area of lawn with garden path to side.

GARAGE in separate block with up and over door.

AC000035800225

EPC BAND: D

COUNCIL TAX BAND: E

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

DIRECTIONS: from Maidenhead town centre proceed east along the Bath Road and shortly before Maidenhead Bridge turn right into Oldfield Road, left into The Farthingales and left again into Sadlers Mews where number 6 will be found tucked away in the cul de sac.

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.

Allan Buckridge of Thameside Associates can guide you through the mortgage maze. A local independent broker with over 30 years' experience and access to all U.K. Lenders. 01628 623 600 or 0771 325 6712.

allan.buckridge@thamesideassociates.co.uk

69 The Parade, Bourne End, Bucks, SL8 5 SB. Full legal statement available upon request.

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.

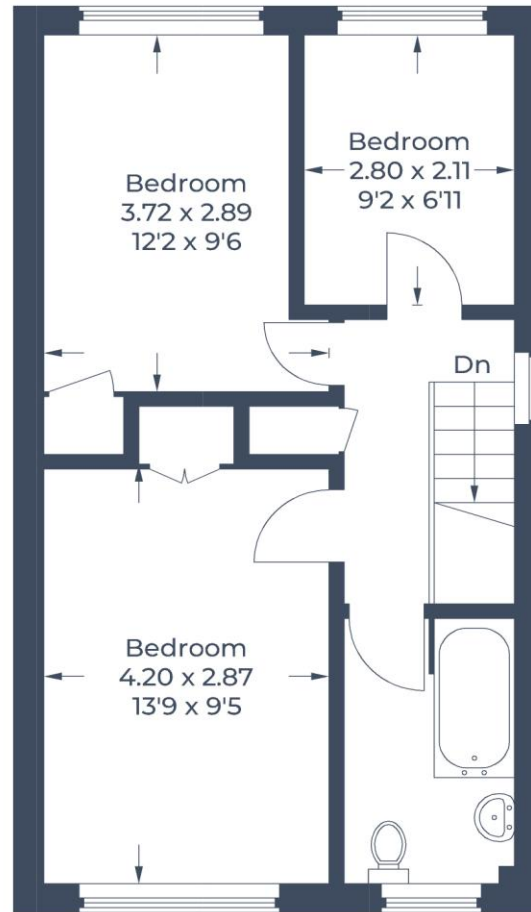
**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**



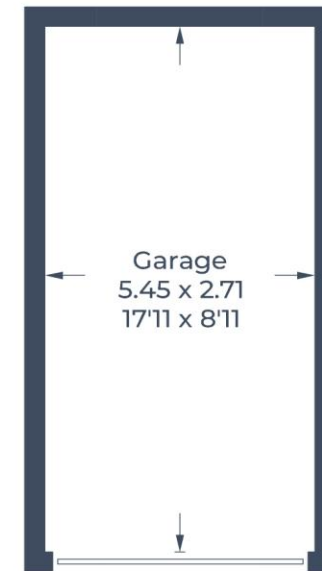
Approximate Gross Internal Area
Ground Floor = 40.4 sq m / 435 sq ft
First Floor = 41.4 sq m / 446 sq ft
Garage = 14.7 sq m / 158 sq ft
Total = 96.5 sq m / 1,039 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)