



14 OSNEY ROAD, MAIDENHEAD
PRICE: £399,950 FREEHOLD

am ANDREW
MILSOM

**14 OSNEY ROAD
MAIDENHEAD
BERKS SL6 7UQ**

PRICE: £399,950 FREEHOLD

Ideal opportunity for a first time buyer to acquire this very well presented two-bedroom semi-detached property, situated in a quiet walkway location north of Maidenhead.

**TWO BEDROOMS: BATHROOM:
LOUNGE/DINING ROOM: KITCHEN:
WEST FACING REAR GARDEN:
GARAGE IN BLOCK: GAS CENTRAL
HEATING WITH NEW BOILER:
QUIET LOCATION: CLOSE TO SHOPS.**

TO BE SOLD: situated on Maidenhead's Northern outskirts towards Cookham and close to local shops and good schooling is this delightful two bedroom semi-detached home in a small pedestrianised cul-de-sac, ideal for first time buyers. The property offers an entrance hallway, a good size living room and dining area, modern fitted kitchen and a well-kept west facing garden. On the first floor there are two double bedrooms and bathroom and plenty of storage. This property also benefits from a garage in a block close by. The location is also within easy motoring distance of the M4 and M40 motorways with Maidenhead town centre a short distance away offering a comprehensive range of shopping and leisure facilities and also a mainline station with fast services to Central London via the Elizabeth Line. The accommodation comprises:

Composite double glazed front door to **ENTRANCE HALL** with wood effect flooring, radiator and door to



LIVING/DINING ROOM light and airy with large double glazed windows to front and rear, television aerial point, under stairs cupboard, radiator, coved ceiling, parquet flooring under recently fitted carpets.



KITCHEN range of wall and floor units comprising cupboards and drawers with work tops over, stainless steel sink unit, plumbing for washing machine, space for fridge freezer, built in gas hob and electric oven with stainless steel extractor fan over, pantry cupboard, newly installed Worcester gas central heating boiler, tiled flooring, window to side and door to back garden.

FIRST FLOOR



BEDROOM ONE large double bedroom with double glazed window to front, built in wardrobe, radiator, access to loft, coved ceiling.



BEDROOM TWO double glazed window to rear overlooking the garden, radiator, coved ceiling.



BATHROOM modern suite of p shaped bath with shower unit and screen, low w.c., pedestal, heated chrome towel rail, floor to ceiling tiles, extractor fan, double glazing.

OUTSIDE



TO THE REAR is a west facing garden, part paved with shrubs beds, fenced on three sides, garden shed and rear access.

TO THE FRONT chiefly laid to lawn

GARAGE the single garage can be found a short distance from the property to which you can park in front of. There is further parking at the end of the walkway.

AC00003274

EPC BAND: C

COUNCIL TAX BAND: C

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: From Maidenhead town centre take the A308 Marlow Road to Furze Platt, turning right at the traffic lights into Switchback Road South. At the mini roundabout turn left into Switchback Road North and first right into Shifford Crescent and second right into Osney Road. There is a pedestrianised walkway on the right and the property can be found on the right 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.

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.

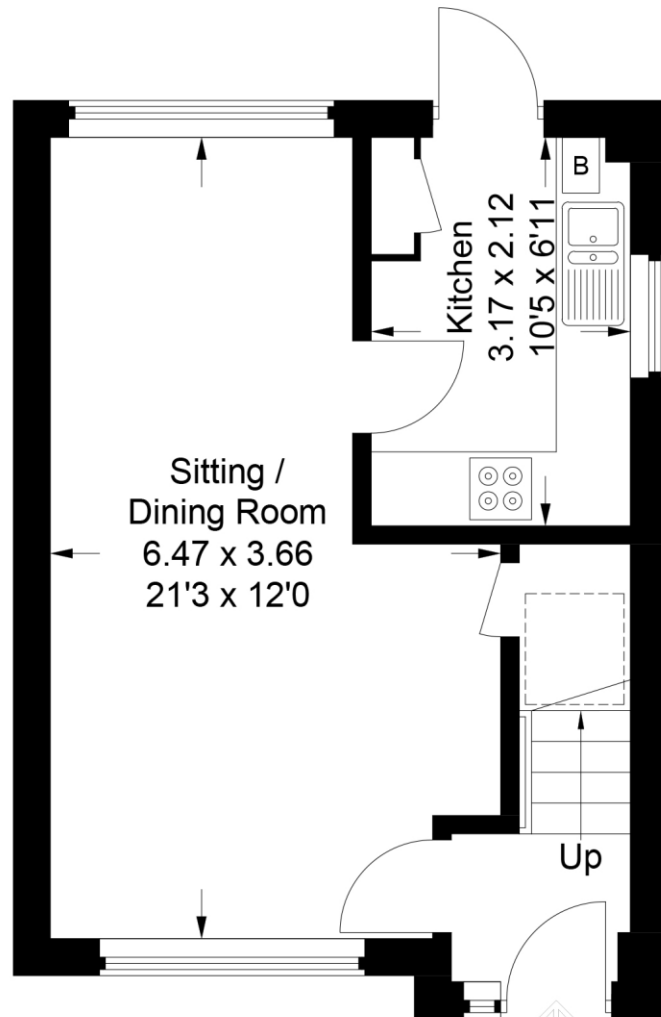
**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**



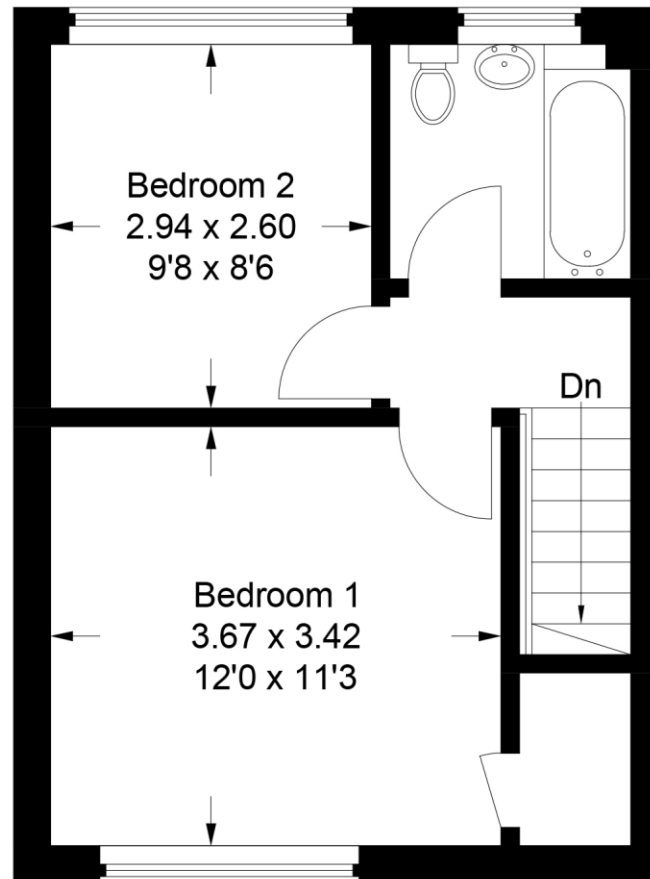
Approximate Gross Internal Area
 Ground Floor = 31.3 sq m / 337 sq ft
 First Floor = 30.5 sq m / 328 sq ft
 Garage = 12.1 sq m / 130 sq ft
 Total = 73.9 sq m / 795 sq ft



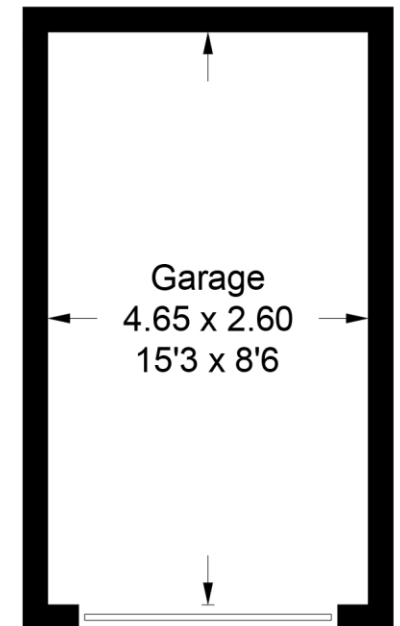
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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.