



11 CAMDEN ROAD, MAIDENHEAD
OFFERS IN EXCESS OF £450,000 FREEHOLD

am ANDREW
MILSOM

**11 CAMDEN ROAD
FURZE PLATT
MAIDENHEAD
BUCKS SL6 6HA**

OFFERS IN THE EXCESS OF £450,000

Situated in a popular residential area within an easy walk of shops in Furze Platt, a three bedroom semi-detached home in need of complete modernisation.

**55FT WEST FACING REAR GARDEN:
THREE BEDROOMS: BATHROOM:
CLOAKROOM: SITTING ROOM:
DINING ROOM: KITCHEN:
GAS CENTRAL HEATING:
DOUBLE GLAZING:
SCOPE TO EXTEND (SUBJECT TO PP)
POTENTIAL OFF ROAD PARKING.
NO ONWARD CHAIN.**

TO BE SOLD: this three bedroom semi-detached Victorian home is situated amongst other similar age properties in a well-established residential area two and miles north of Maidenhead Town Centre. The property offers scope for both modernisation and extension, subject to usual consents and is well placed for easy access to shops, primary and secondary schools and a Railway Station to Maidenhead and the West Country. Maidenhead town centre is within an easy distance and offers an excellent range of shopping, sporting and social facilities. Maidenhead railway station links to the Elizabeth Line and provides fast access to London and Reading whilst the M4 motorway is within a few minutes' drive, via Maidenhead Thicket, and the M40, at Handy Cross, High Wycombe is accessible, via the A404, Marlow Bypass. The accommodation comprises:

GLAZED ENTRANCE PORCH quarry tiled floor, front door and glazed door to

ENTRANCE HALL stairs to First Floor, radiator, corner cupboard with shelved alcove.

SITTING ROOM double glazed bay window, tiled fireplace and radiator.



DINING ROOM radiator, window overlooking the rear garden, storage cupboard, under stairs cupboard and glazed door to



KITCHEN single drainer sink unit, cupboards, appliance space, wall and base units, shelved cupboard,

Baxi combination gas fired boiler, part glazed door to outside and door to



BATHROOM white suite of panel bath, shower attachment, low level w.c., radiator, wash basin.



FIRST FLOOR

LANDING access to loft.

BEDROOM THREE radiator.

BEDROOM ONE radiator, double glazed window overlooking the road, wardrobe and cupboard to side.



BEDROOM TWO double aspect, linen cupboard with radiator and shelving above.



CLOAKROOM low level w.c.,

OUTSIDE



TO THE FRONT has potential off road parking space for a small car where consent will be required to drop the kerb for permitted access. There is a wide concrete pathway with gated access to

TO THE REAR GARDEN is west facing and is a feature of the property being 55' (15.24m) in length with brick walling to rear, lawn areas, fruit. There are outbuilding in need of repair/replacement., a meter box, outside light and water tap.

AC000036060825 EPC BAND: D

COUNCIL TAX BAND: D

VIEWING: Please contact our Marlow office homes@andrewmilsom.co.uk or 01628 890707.

DIRECTIONS: When approaching from Furze Platt crossroads and in using the postcode **SL6 6HA** number 11 on the west side of the road

ANTI MONEY LAUNDERING (AML). All Estate Agencies, except those engaged solely in lettings work must comply with AML regulation. As a result, on agreement of a purchase, you will be invited to complete a mandatory AML check at a cost of £30 plus VAT per named buyer.

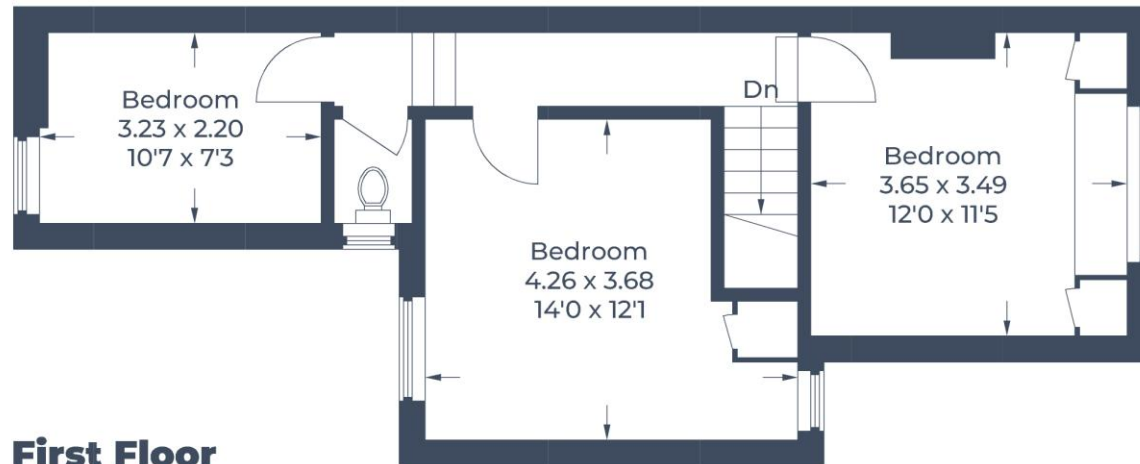
Allan Buckridge of Thameside Associates can guide you through the mortgage maze. A local independent broker with over 30 years' experience and access to all U.K. Lenders. 01628 623 600 or 0771 325 6712. allan.buckridge@thamesideassociates.co.uk 69 The Parade, Bourne End, Bucks, SL8 5 SB. Full legal statement available upon request.

Your home is at risk if you do not maintain mortgage payments, or a loan secured on it.'

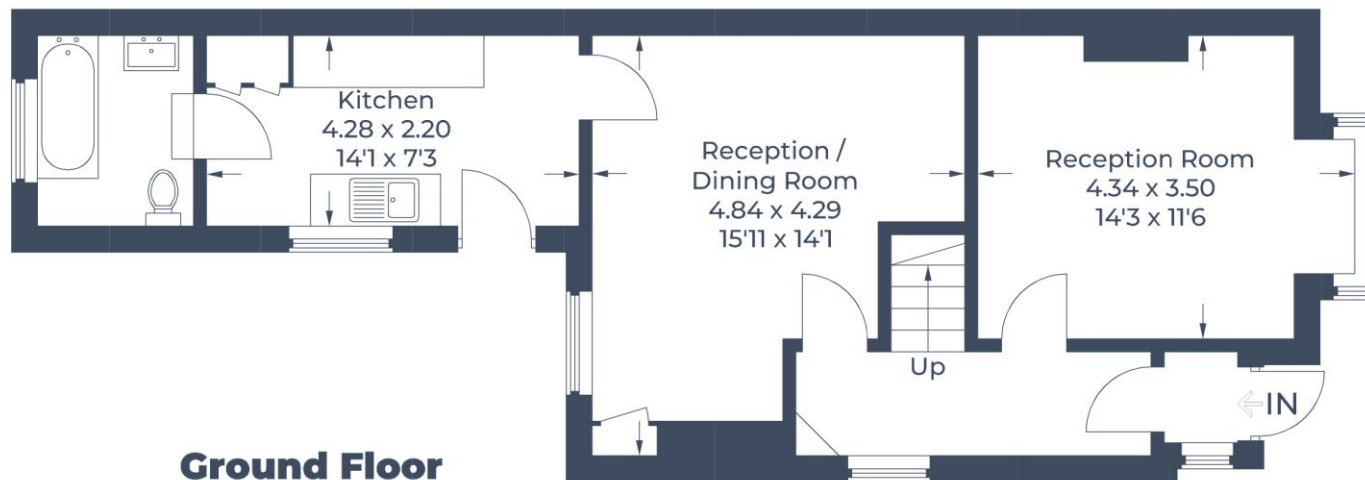
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. 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.

Approximate Gross Internal Area
Ground Floor = 53.7 sq m / 578 sq ft
First Floor = 43.3 sq m / 466 sq ft
Total = 97.0 sq m / 1,044 sq ft



First Floor



Ground Floor

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

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