



73 HUNGERFORD DRIVE, MAIDENHEAD
PRICE: £399,950 FREEHOLD

am ANDREW
MILSON

**73 HUNGERFORD DRIVE
MAIDENHEAD
BERKS SL6 7UU**

PRICE: £399,950 FREEHOLD

Ideal opportunity for first time buyer to acquire a two bedroom semi-detached property situated in a quiet location on the northern borders of Maidenhead.

**FRONT & REAR GARDENS:
TWO BEDROOMS: BATHROOM:
LOUNGE/DINING ROOM: CONSERVATORY:
KITCHEN: GAS CENTRAL HEATING:
GARAGE. QUIET LOCATION.
NEARBY SHOPS: NO ONWARD CHAIN**

TO BE SOLD: situated on Maidenhead's northern outskirts towards Cookham and close to local shops and good schooling, this two bedroom semi-detached home in a popular development offering scope for improvement and possible extension, subject to usual consents. The property has two double bedrooms and bathroom on the first floor and through living room and kitchen on the ground floor. There is driveway parking leading to a garage. 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:

COVERED PORCH with double glazed front door to

HALLWAY radiator, stairs to First Floor.



LOUNGE/DINING ROOM double glazed window to front, radiator, under stairs cupboard, double glazed casement doors to



CONSERVATORY double glazed with door to garden.



KITCHEN wall and floor cupboards and drawers with worktops over, double glazed door to rear and window to side, built in electric cooker, built in gas hob, one and a half bowl sink unit, part tiled walls.

FIRST FLOOR

LANDING access to insulated loft with loft ladder.



BATHROOM panel bath with mixer taps and shower screen, low w.c., pedestal basin with cupboard, double glazed window, radiator.

BEDROOM ONE double glazed window to front, large built in cupboard, fitted cupboards, radiator.

BEDROOM TWO double glazed window to rear, range of cupboards and shelves.

OUTSIDE

TO THE FRONT is a garden with mature shrubs and lawn, driveway parking for two vehicles with car port and leading to **GARAGE** up and over door, power and light. Pedestrian access through to



THE REAR GARDEN chiefly laid to lawn with flower and shrub borders.



AC000035810925 **EPC BAND: C**

COUNCIL TAX BAND: D

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

DIRECTIONS: From our office in Station Parade Cookham follow directions to Hungerford Drive postcode SL6 7UU and no 73 can be found on the right side near the end.

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.

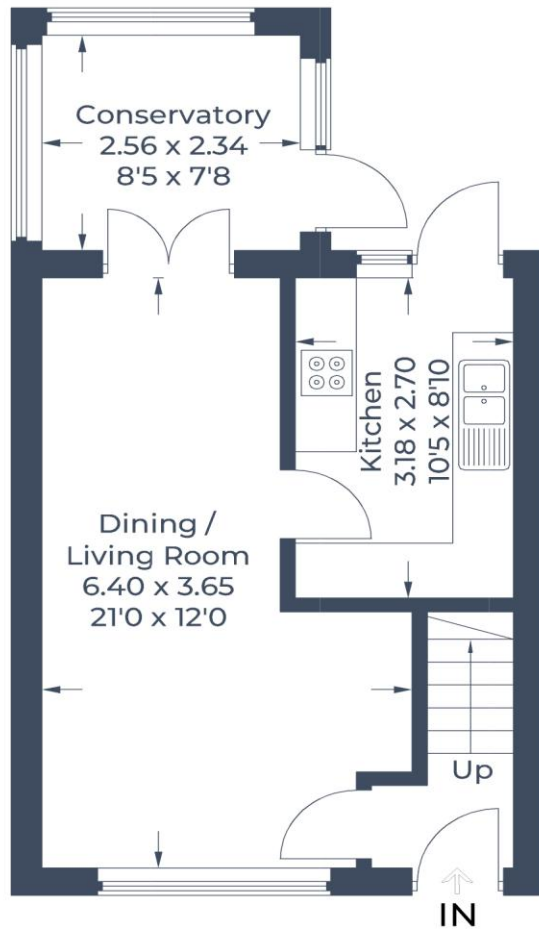
Your home is at risk if you do not maintain mortgage payments, or a loan secured on it.'

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.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

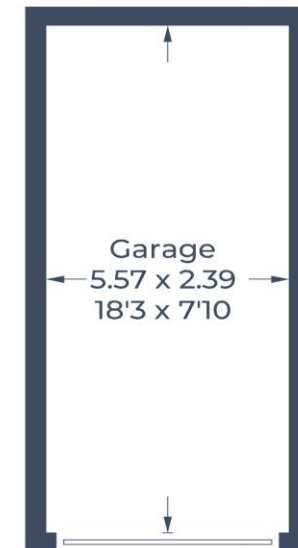
Approximate Gross Internal Area
Ground Floor = 37.1 sq m / 399 sq ft
First Floor = 30.0 sq m / 323 sq ft
Garage = 13.3 sq m / 143 sq ft
Total = 80.4 sq m / 865 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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