



Borlases Lodge Milley Road,
, Waltham St. Lawrence, RG10 0JY
Price guide £795,000



wentworthea.com

Milley Road,

Welcome to your dream home in the charming village of Waltham St Lawrence! Experience the tranquility of village life while still being within reach of major transport links for commuting or leisure activities.

This stunning three-bedroom semi-detached property, built in 2024, offers modern living with a touch of countryside tranquility. Boasting contemporary design and spacious interiors, this property is perfect for families or professionals seeking comfort and style.

Waltham St Lawrence has beautiful country walks along with a village church and the Bell public house which is owned by the village charity. Waltham St Lawrence primary school is the local school and is very popular with a current OFSTED of Outstanding. The village is one of Berkshire's prettiest, with beautiful countryside and surrounding views.

The property is positioned between Twyford and Maidenhead, giving easy access to Twyford village and the mainline station which is only 3.1 miles away serving Reading and London Paddington with the additional benefit of the Elizabeth Line.

Further benefits include:

Air Source Heat Pump, reducing your environmental footprint with the energy-efficient air source heat pump, providing eco-friendly heating and cooling. Double glazed windows, parking for two cars, electric charging point, private rear garden with patio.

Don't miss this opportunity to make this exquisite new build your home. Contact us today to arrange a viewing and start envisioning your life in beautiful Waltham St Lawrence!

EPC - TBC



Living room

Unwind in the generously sized living room, flooded with natural light and featuring bifold doors that open to the private laid-to-lawn garden. Enjoy seamless indoor-outdoor living and create memorable moments with loved ones in this inviting space.

Kitchen

Prepare delicious meals in this contemporary kitchen at the front of the house. Equipped with integrated appliances including a dishwasher, induction hob, double oven and fridge/freezer this kitchen is both stylish and functional. There is also space for a dining table and chairs, making it the perfect spot for family gatherings or casual meals.

Cloakroom

A fully tiled cloakroom at the front with window, WC and wash hand basin with storage under, towel rail and large mirror.

Master bedroom and Ensuite

To end your day in luxury with a spacious master bedroom complete with its own ensuite bathroom, providing privacy and convenience. The bedroom is carpeted with views of the garden, plenty of light. The ensuite is fully tiled, with shower, wash hand basin with storage under and large rainfall shower with a further shower head, WC and towel rail and mirror above the wash hand basin.

Bedroom 2

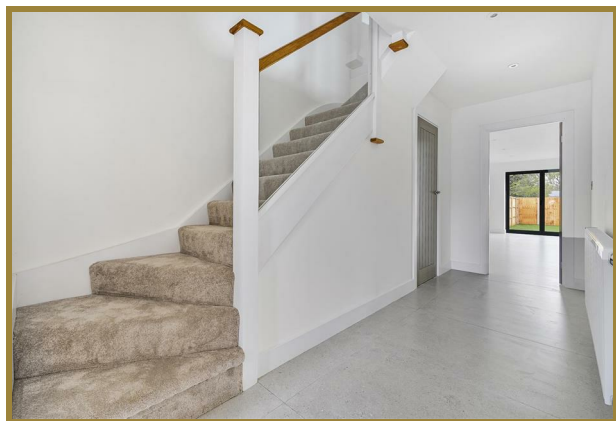
A double bedroom to accommodate family members or guests comfortably with carpets and plenty of natural light.

Bedroom 3

A further bedroom to accommodate family members or guests comfortably with carpets and plenty of natural light. Alternatively a great study room.

Family Bathroom

Enjoy relaxation and convenience in the fully tiled family bathroom, featuring a separate bath, shower within rainfall shower and a separate shower head, WC, towel rail and wash hand basin with storage under and mirror above.



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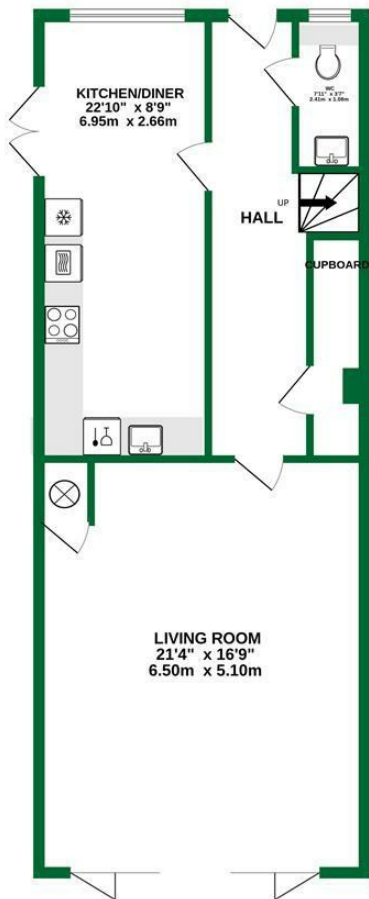
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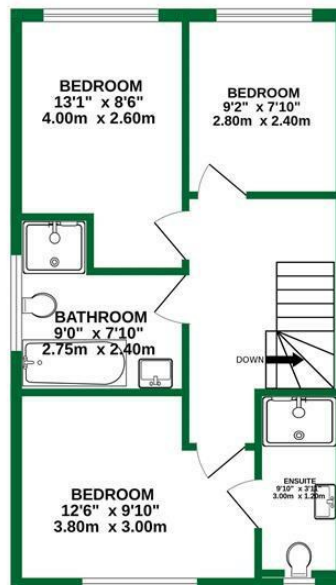
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GROUND FLOOR
738 sq.ft. (68.6 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



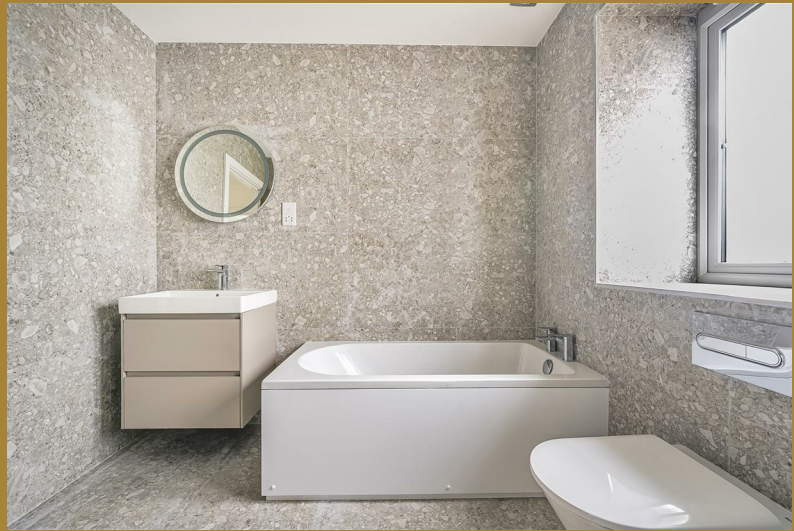
TOTAL FLOOR AREA: 1227 sq.ft. (114.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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The Estate Agent People Recommend



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.