

# Balmoral

Maidenhead • Berkshire • SL6 6SU

Offers In Excess Of: £850,000



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A four bedroom detached house located on Balmoral, a highly sought after residential road within the popular Cranbrook Estate, conveniently positioned close to a number of well regarded schools, whilst being in the catchment area for some of Buckinghamshires Grammar Schools. The ground floor offers a spacious entrance hallway providing access to a 16ft living room, an 11ft study/snug, a 12ft dining room, and a 10ft kitchen which in turn leads to an 8ft utility room. A ground floor W/C completes the layout. To the first floor is the 12ft main bedroom with fitted wardrobes and an en-suite shower room, 12ft second bedroom, 11ft third bedroom, 11ft fourth bedroom, and a family bathroom. Outside there is off street parking, 18ft double garage, and a private rear garden which benefits from an outside kitchen and BBQ.

Four bedroom house

Detached

Potential to extend (STPP)

Sought after location

Walking distance to Furze Platt School

16ft living room

10ft kitchen with 8ft Utility room

Private rear garden

18ft double garage

Off street parking

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.

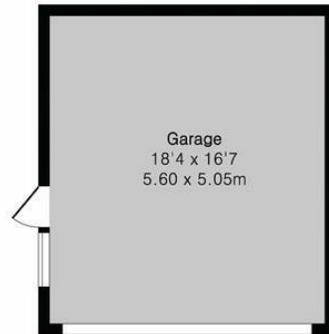




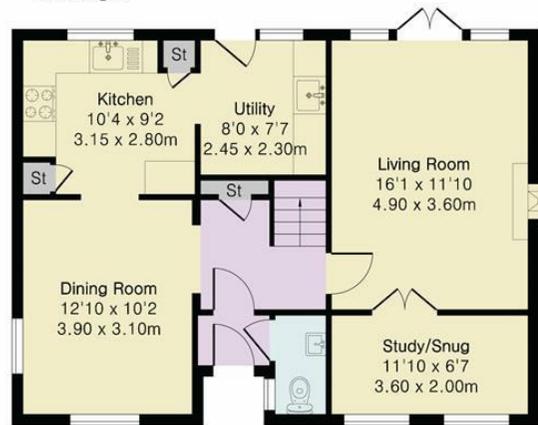
# Balmoral, Maidenhead, SL6

Approximate Area = 1646 sq ft / 152.9 sq m

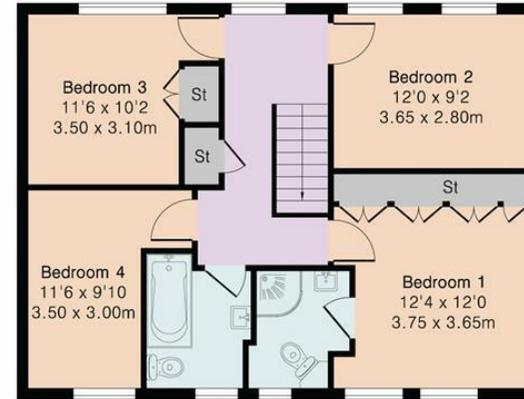
For Identification only - Not to scale



Garage



Ground Floor



First Floor

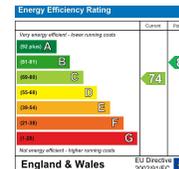


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



42 Queen Street, Maidenhead,  
SL6 1HZ  
maidenhead@coopersresidential.co.uk

CoopersResidential.co.uk



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