



Auriol Way, Maidenhead, SL6 1GF

£650,000



Auriol Way, Maidenhead, SL6 1GF

A spacious four-bedroom townhouse arranged over three floors and offering 1,131 sq ft of well-planned accommodation, ideally located within easy reach of Maidenhead town centre and Elizabeth Line station.

Situated in a sought-after residential development within easy reach of Maidenhead town centre and mainline station, this spacious four-bedroom townhouse offers versatile accommodation arranged over three floors. The property is ideal for families, professionals or those seeking flexible living space, combining generous room sizes with practical modern living.

The ground floor comprises a welcoming entrance hall with useful storage cupboards and a cloakroom/WC. The modern, well-proportioned kitchen/breakfast room offers ample worktop and cupboard space together with room for casual dining. Across the rear of the property, the impressive 15ft living/dining room enjoys plenty of natural light and provides an excellent space for entertaining, with doors opening onto the rear garden.





The first floor offers three bedrooms, including a generous double bedroom, a further double bedroom and a fourth bedroom that would also make an ideal nursery, home office or dressing room. A contemporary family bathroom serves this floor, together with additional built-in storage.

Occupying the entire second floor is an outstanding principal bedroom suite, measuring over 20ft in length, creating a luxurious retreat with excellent eaves storage and the benefit of a modern en-suite shower room.

Externally the property benefits from a private south facing rear garden, ideal for outdoor dining, entertaining and family enjoyment. In addition, the property benefits from two allocated private parking spaces, with additional visitor parking available within the development.





Location
Auriol Way is conveniently positioned for Maidenhead town centre, offering an excellent selection of shops, cafés, restaurants and leisure facilities. Maidenhead railway station provides fast Elizabeth Line and Great Western Railway services into London Paddington, making it an ideal location for commuters. The area also benefits from highly regarded schools, attractive riverside walks along the Thames and excellent road links via the M4 and M40.



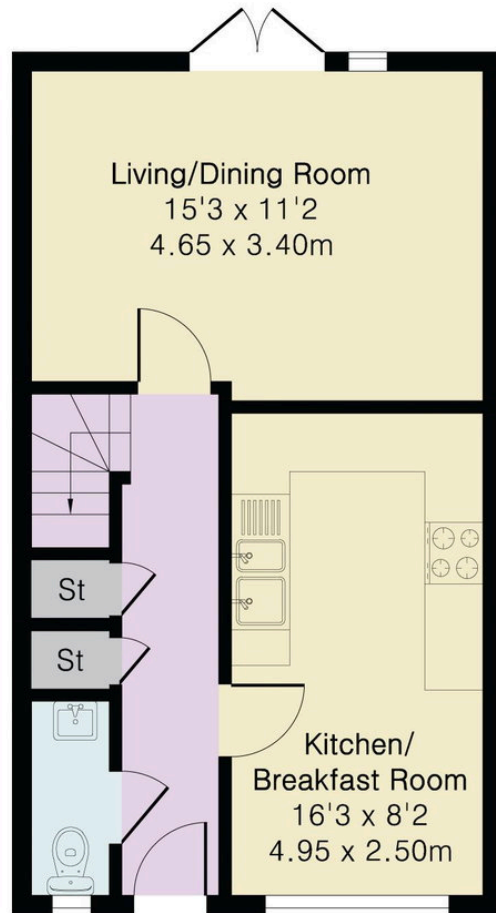
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Approximate Gross Internal Area 1131 sq ft - 106 sq m

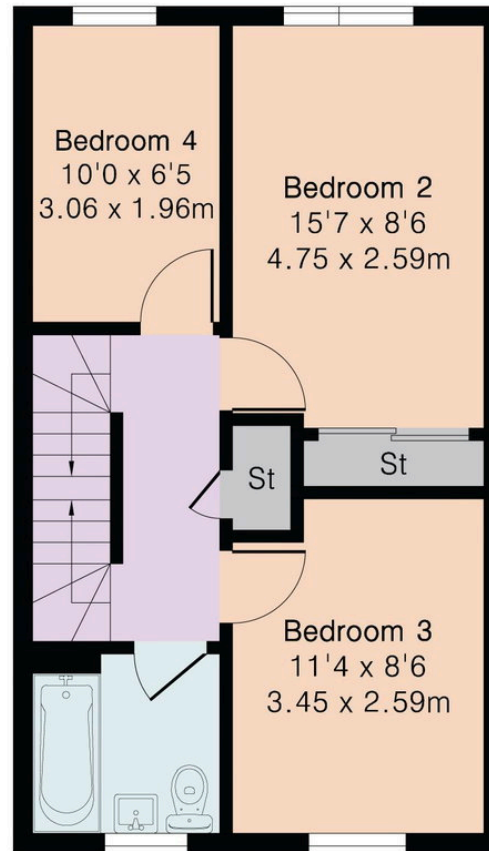
Ground Floor Area 425 sq ft – 40 sq m

First Floor Area 417 sq ft – 39 sq m

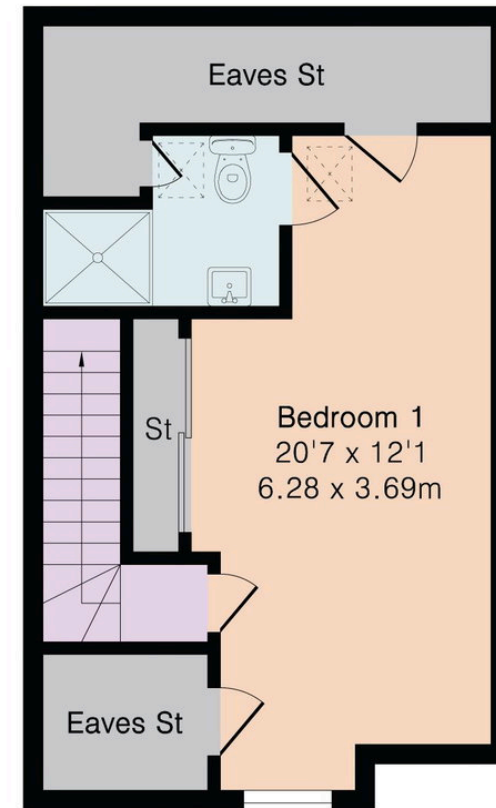
Second Floor Area 289 sq ft – 27 sq m



Ground Floor



First Floor



Second Floor

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