



# Braxton



**£825,000**

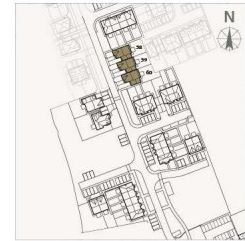
**Waltham Road**

Maidenhead, SL6 3TN



Ground Floor

First Floor



#### Ground Floor

Living Room  
5.03m x 3.27m 16'6" x 10'9"  
Kitchen / Dining / Family Area  
5.41m x 5.05m 17'9" x 16'7"

#### First Floor

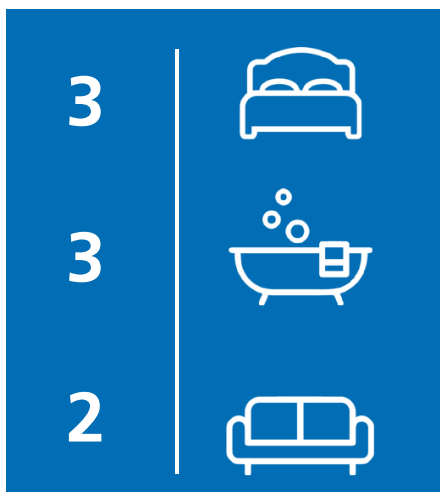
Bedroom 1  
4.35m x 3.17m 14'3" x 10'5"  
Bedroom 2  
5.06m x 2.95m 16'7" x 9'8"  
Bedroom 3  
3.82m x 3.06m 12'6" x 10'0"  
Bedroom 4/Study  
3.25m x 2.15m 10'8" x 7'1"

#### Total internal area

137 m<sup>2</sup> | 1476 sq ft

External finishes may vary. Please confirm with sales consultant. ► Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. Cpd denotes cupboard. E/S denotes en-suite. Please contact sales consultant for more information.

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

#### EPC RATING: COUNCIL TAX BAND:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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