



OFFERS IN EXCESS OF

£600,000

Blackamoor Lane

Maidenhead, SL6 8RJ

PROPERTY SUMMARY

Situated in the sought after "River Area" of Maidenhead and conveniently located for the town centre and within approx. 0.8 Miles of the Railway Station (Paddington/Elizabeth Line). An opportunity to acquire this delightful & well-presented three-bedroom, two bath/shower room extended semi detached character residence. The ground floor features a living room, an open plan kitchen/dining/family room with access to a modern shower room and the generous rear garden and three good size bedrooms on the first floor. The rear garden also features a utility/storeroom and home office/gym.

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2





LOCAL AUTHORITY

TENURE

Freehold

EPC RATING

D

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

Approximate Gross Internal Area
Ground Floor = 49.3 sq m / 531 sq ft
First Floor = 46.9 sq m / 505 sq ft
Outbuilding = 17.4 sq m / 187 sq ft
Total = 113.6 sq m / 1,223 sq ft



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

39-41 High Street
Maidenhead
Berkshire
SL6 1JF

OFFICE DETAILS

01628 674234
property@braxtons.co.uk
<https://www.braxtons.co.uk/>