



PRICE GUIDE

£725,000

Laburnham Road

Maidenhead, SL6 4DB

PROPERTY SUMMARY

Nestled in a charming, tree-lined residential road in Maidenhead, this semi-detached family home presents an exciting opportunity for those looking to create their dream residence. With four well-proportioned bedrooms and a family bathroom, this property is ideal for families seeking space and comfort.

The ground floor boasts a generous living room that flows seamlessly into the rear garden, perfect for entertaining or enjoying quiet family time. Additionally, there is a separate dining room and a kitchen/breakfast room, providing ample space for both casual and formal dining.

The property is conveniently located just 0.4 miles from the mainline railway station, offering excellent transport links to London Paddington and the Elizabeth Line, making it an ideal choice for commuters.

While the home is currently in need of modernisation and refurbishment, it offers significant potential for further extension, subject to planning permission. The spacious southerly facing rear garden is a delightful feature, providing a tranquil outdoor space for relaxation and recreation.

This property is not just a house; it is a canvas for your vision, set in a desirable location close to the town centre.

4



1



2



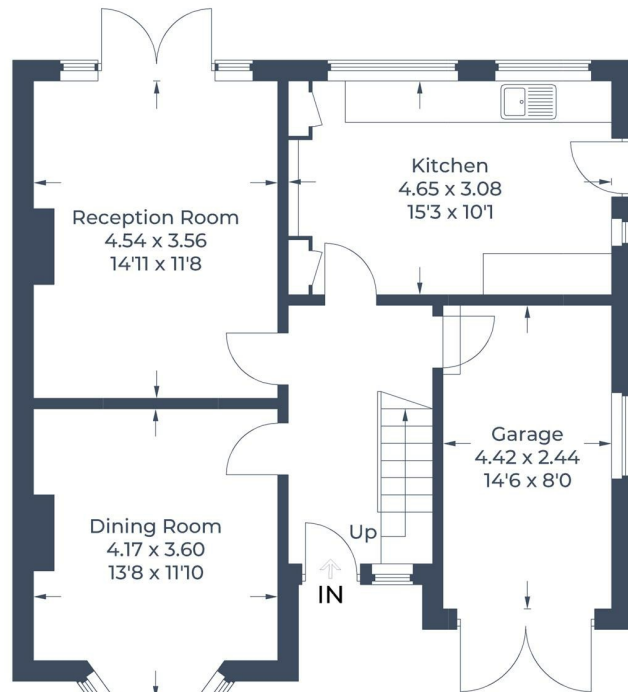
- 4 spacious bedrooms
- Semi-detached family home
- Generous living room
- Separate dining room
- Kitchen/breakfast room
- Southerly facing garden
- Close to town centre
- 0.4 Miles to mainline station (Elizabeth Line)
- Council Tax Band E / Epc Rating TBC
- Scope for extension (STPP)



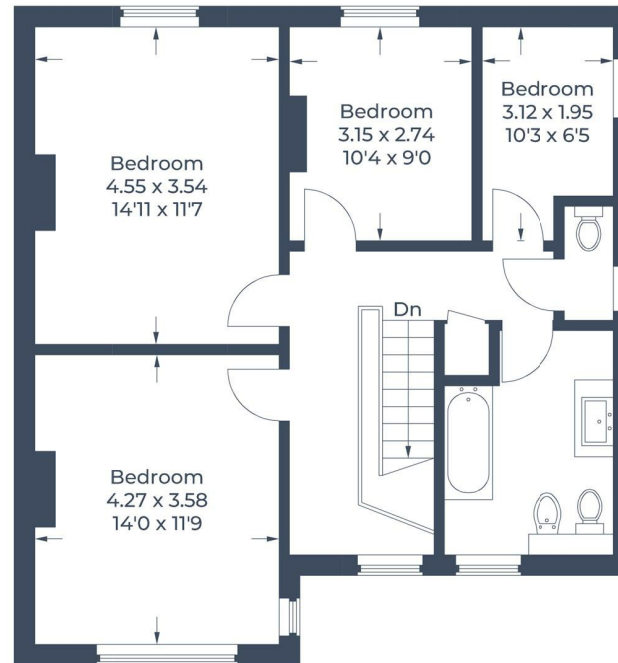


LOCAL AUTHORITY
TENURE
 Freehold
EPC RATING
COUNCIL TAX BAND
 E

Approximate Gross Internal Area
 Ground Floor = 67.0 sq m / 721 sq ft
 First Floor = 68.9 sq m / 742 sq ft
 Total = 135.9 sq m / 1,463 sq ft



Ground Floor



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

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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