



GUIDE PRICE

£850,000

Talbots Drive

Maidenhead, SL6 4LZ

PROPERTY SUMMARY

A spacious detached family home located in a highly regarded private cul-de-sac within easy reach of Maidenhead town centre & Elizabeth Line station. On the ground floor the property features a good size living room, kitchen/breakfast room with separate utility room, dining room, study & WC. Upstairs offers a master bedroom with en-suite, 3 further bedrooms and a family bathroom. Outside there is a good sized enclosed rear garden, a double garage & driveway parking for two vehicles. Sandisplatt Road is in an area popular with families, being close to a number of well-regarded schools, local parks and is within easy reach of acres of National Trust land at Maidenhead Thicket and Pinkneys Green. The M4 motorway is a short drive away with good access to London, Heathrow Airport and the West Country.

4



2



3





Approximate Gross Internal Area (Including Garage)
 Ground Floor = 110.9 sq m / 1,194 sq ft
 First Floor = 61.3 sq m / 660 sq ft
 Total = 172.2 sq m / 1,854 sq ft

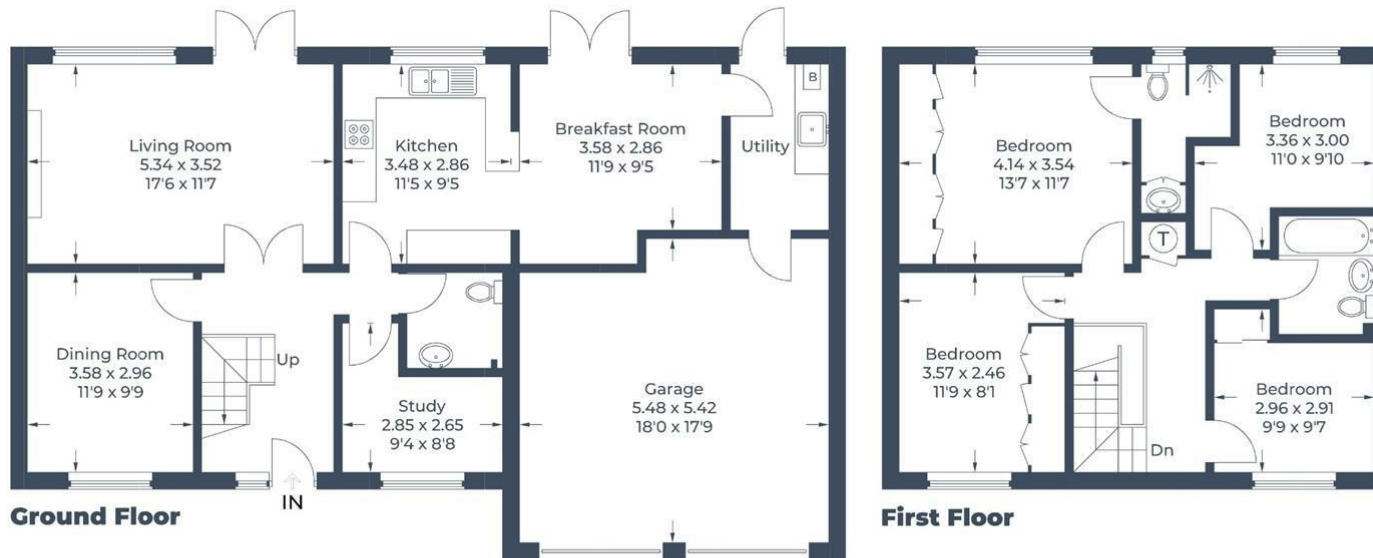


Illustration for identification purposes only,
 measurements are approximate, not to scale.
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LOCAL AUTHORITY

TENURE

Freehold

EPC RATING

COUNCIL TAX BAND

G

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		
(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



OFFICE ADDRESS

39-41 High Street
 Maidenhead
 Berkshire
 SL6 1JF

OFFICE DETAILS

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