



**55 Farm Road, Maidenhead, SL6 5JB**

**£785,000 Freehold**

Ideally located within easy reach of local amenities, the Elizabeth Line station and Maidenhead town centre, this 4/5 bedroom semi-detached home offers spacious and versatile accommodation. The property has been extended to provide flexible living space and is conveniently within walking distance of Newlands Girls' School.

## **Entrance Lobby**

## **Entrance Hall**

Understairs storage cupboard

## **Cloakroom**

WC, wash basin unit

## **Sitting Room**

Bay window

## **Kitchen/Dining Room**

A modern and well appointed kitchen fitted with a range of contemporary wall and base units providing ample storage, work surfaces, integrated oven with electric hob and extractor hood above, tiled flooring, space for dishwasher, patio doors overlooking the garden

## **Laundry/Work Room**

Wall and floor cupboards, space for washing machine and tumble dryer, stainless steel sink, door leading to garden

## **Double Bedroom**

Fitted air con unit

## **En Suite**

Enclosed shower, wc, wash basin

## **Stairs Leading From Entrance Hall**

Storage cupboard

## **Bedroom 1**

Built in cupboard

## **Bedroom 2**

## **En suite**

Enclosed shower, WC, wash basin

## **Bathroom**

White suite of pedestal wash basin, close coupled WC, panelled bath with shower attachment, glazed screen, fully tiled .

## **Bedroom 3**

## **Bedroom 4**

## **Stairs To Second Floor**

## **Bonus Room**

Eaves storage cupboard, skylight windows

## **Outside**

To the front the garden is laid to lawn with driveway/off road parking for a number of cars leading to garage. Side access leading to garden laid to lawn with patio area

## **Garage**

With power and electric

# Floor Plan

Approximate Floor Area = 170.9 sq m / 1839 sq ft  
 Garage Floor Area = 26.8 sq m / 288 sq ft  
 Total Floor Area = 197.7 sq m / 2127 sq ft

Farm Road

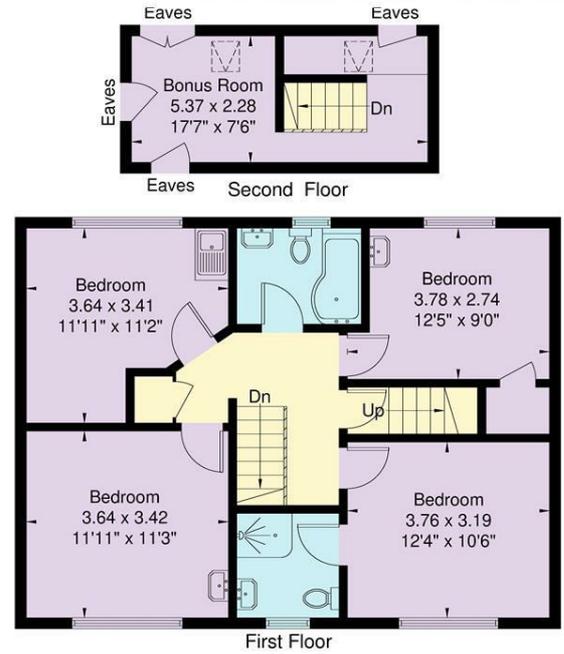
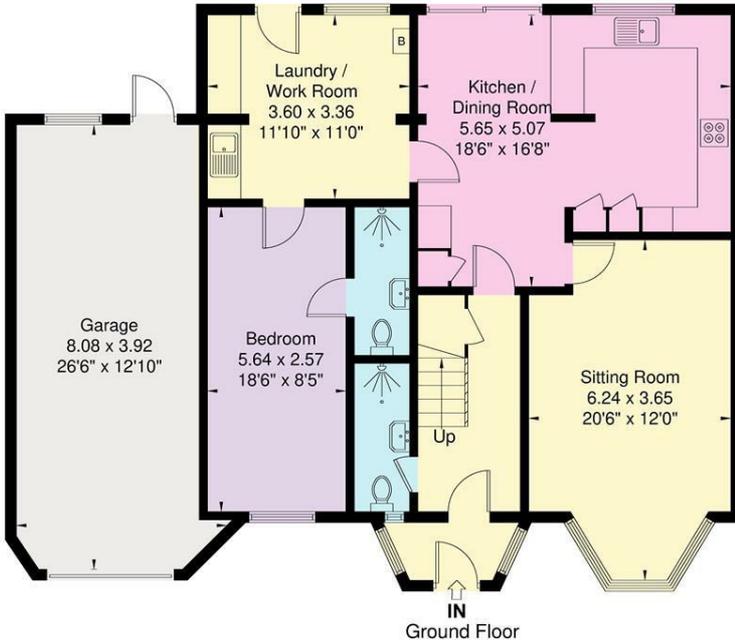
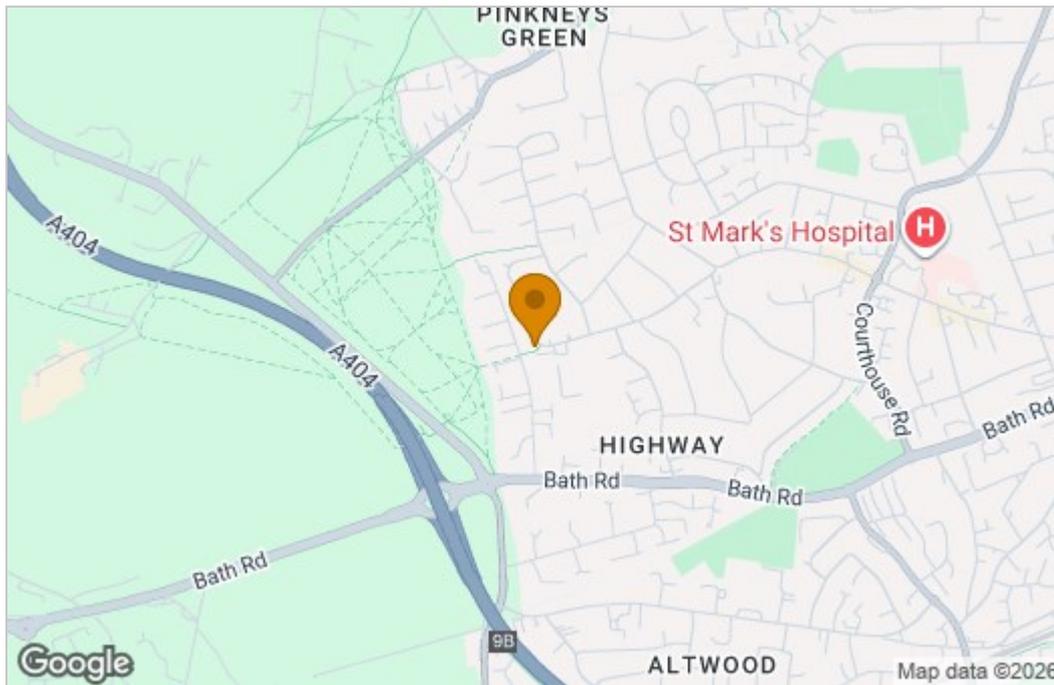


Illustration for identification purposes only,  
 measurements are approximate, not to scale.

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	84
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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