



£835,000
Waltham Road
Maidenhead, SL6 3TN

PROPERTY SUMMARY

****TRAVEL INCENTIVE - One Year Rail Season Ticket and Town Centre Parking Space (Subject to T'S & C'S)**** The Stirling (Plot 60) by Multi Award Winning Shanly Homes is a brand-new high specification & well-planned family home which features dual living space. The kitchen/dining area opens into the rear garden through large bi-fold doors and there is an integral garage with in-built utility area plus a separate living room. Upstairs, a luxurious main bedroom is joined by two further bedrooms, two of which have en-suites and built in wardrobes, a family bathroom, and a first-floor study. Further benefits include a bespoke kitchen with Quartz stone worktops and Siemens appliances. An energy efficient air source heat pump provides economical underfloor heating and there are two parking spaces with EV charging point. Predicted EPC rating - B NB. The garden and internal photos are of the show home - Plot 1

3



3



2







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 m² | 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.

LOCAL AUTHORITY

TENURE

Freehold

EPC RATING

COUNCIL TAX BAND

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



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