



GUIDE PRICE

£865,000

Witchford Gate

Maidenhead, SL6 2FF

PROPERTY SUMMARY

An opportunity to acquire this delightful FIVE BEDROOM Link Detached family house which provides generous living accommodation arranged over three floors located toward the end of a cul-de-sac and overlooking communal grounds. The property features a stunning kitchen/breakfast room with direct access out onto the rear garden, a generous living room, a tv/family room and a study which is ideal for someone working from home and conveniently located for Holyport College and Village Green as well as a local shops, Holyport Primary School, Claremont & Holyport Surgery, and access to Junction 8/9 of the M4 Motorway.

ENTRANCE HALL *CLOAKROOM *LIVING ROOM WITH FEATURE FIREPLACE *KITCHEN/BREAKFAST ROOM *TV/FAMILY ROOM *STUDY *MAIN BEDROOM WITH EN-SUITE SHOWER ROOM *THREE FURTHER FIRST BEDROOMS & FAMILY BATHROOM *SECOND FLOOR GUEST BEDROOM WITH EN-SUITE SHOWER ROOM *ENCLOSED REAR GARDEN *DRIVEWAY PARKING *GARAGE *UNDER FLOOR HEATING & RADIATORS

5



3



3



- Cloakroom
- Living Room
- Tv/Family Room
- Study
- Kitchen/Breakfast Room
- Main Bedroom with En-Suite Shower
- Guest Suite with En-Suite Shower
- Three further Bedrooms
- Family Bathroom
- Garage & Driveway



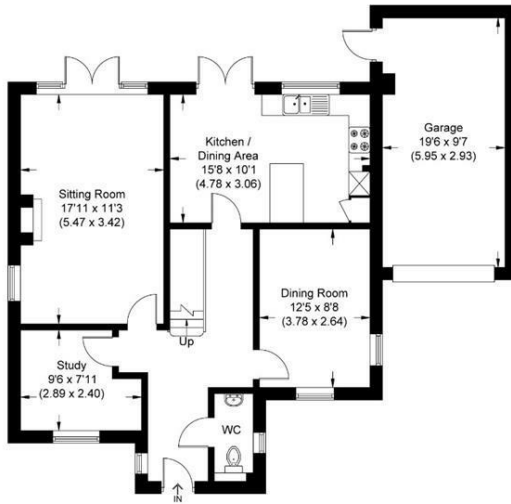


Witchford Gate

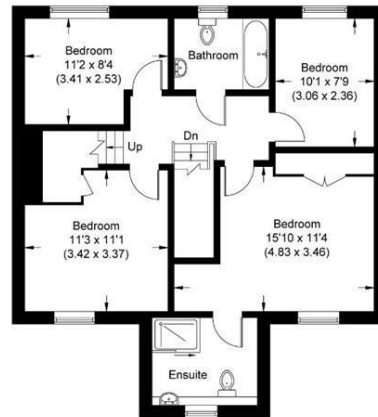
Approximate Gross Internal Area 159.18 sq m / 1713.40 sq ft
(Excluding Garage & Eaves)
Garage Area 17.43 sq m / 187.61 sq ft
Total Area 176.61 sq m / 1901.01 sq ft (Including Garage)



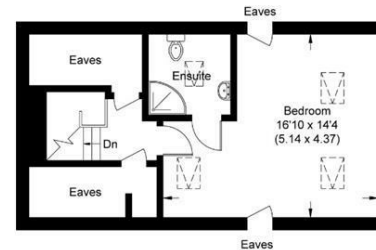
LOCAL AUTHORITY
TENURE
Freehold
EPC RATING
C
COUNCIL TAX BAND
G



Ground Floor



First Floor



Second Floor

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

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	

79 86

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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